

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF APRIL 6, 2010 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 Antonio Lopez at 7:15 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner C. Rizzo

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Antonio Lopez, Vice-chair Robert Montañez, Commissioners, Cathe Casillas, and Cono "Bud" Rizzo

ABSENT: Commissioner J. Cuellar

ALSO PRESENT: Community Development Director Paul Deibel, Senior Planner Fred Ramirez, Community Development Secretary Michelle De Santiago, Interim Assistant Planner Edgar Arroyo, Interim Executive Director of the Redevelopment Agency Mary Strenn, and Assistant to the City Administrator Brian Haworth

APPROVAL OF AGENDA

Vice-chair R. Montañez moved to approve the agenda of April 6, 2010. Seconded by Commissioner C. Casillas, the motion carried with the following vote:

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|-----------------|--|
| AYES: | R. Montañez, C. Casillas, A. Lopez, and B. Rizzo |
| NOES: | None |
| ABSENT: | J. Cuellar |
| ABSTAIN: | None |

CONSENT CALENDAR

R. Montañez moved to nominate B. Rizzo for Chairperson of the Planning and Preservation Commission. C. Casillas seconded the vote.

B. Rizzo moved to nominate A. Lopez for Chairperson of the Planning and Preservation Commission. No one seconded, the nomination failed.

C. Casillas moved to make a unanimous vote to elect B. Rizzo as the Chairperson of the Planning and Preservation Commission. Seconded by R. Montañez, the motion carried unanimously.

A. Lopez moved to nominate C. Casillas as Vice-chair of the Planning and Preservation Commission. R. Montañez seconded the vote.

No more nominations were made.

B. Rizzo moved to make a unanimous vote to elect C. Casillas as Vice-chair of the Planning and Preservation Commission. A. Lopez seconded the vote.

UNFINISHED BUSINESS

None

P. Deibel introduced Mary and Brian and gave a brief description of the proposed plan amendment.

PUBLIC HEARING 7A:

2010 Plan Amendments – Redevelopment Agency Project Area 1, 1A, 2, 3, 3A, and 4 – City of San Fernando Redevelopment Agency – The proposed 2010 Amendments to the Redevelopment Plans for project Areas 1, 1A, 2, 3, 3A, and 4 and the draft Amended Redevelopment Plan for the Merged project Area (“Amended Plan”) prepared in connection with the 2010 Amendments conforms to the City General Plan.

R. Montañez recused himself at 7:24p.m .because of the proximity of his residence with the proposed plan amendment area.

Staff Presentation

B. Haworth presented the project proposal, recommending that the Planning and Preservation Commission approve the proposed plan amendment.

Public Testimony

None

P. Deibel informed the commission that the Public Utilities Commission (PUC) submitted a letter with their concerns with respect to pedestrian safety and railroad crossings.

F. Ramirez stated that it is staff’s assessment that the environmental document as submitted even with the comment received, still warrants consideration for approval.

Commission Discussion

A. Lopez stated that he went through about half of the packet.

C. Casillas stated that the packet was a lot of material to review.

M. Strenn explained that this item is the reason for her attendance at tonight’s meeting. She stated that she is available to answer any questions on the proposed plan amendments.

C. Casillas asked what controls are in place to that would ensure that the proposed fiscal merger would allow for funds to be used in blighted areas of the city that have been neglected for so long. She stated that through the years there has been some activity but not substantial activity to compare it to such a project like Maclay Avenue. She inquired how staff would know that the distribution of funds is done fairly.

M. Strenn explained that the plans/areas were put in place at different times under different laws. As times have changed the laws have also changed and the city is obligated to follow current requirements. With regards to differences in taxation, she mentioned that even though there is a fiscal merger of all of the different project areas and that as part of the proposal the time limits would be extended, it will not change the amount of

property tax the property owners will pay. She discussed the differences between the funds allocated for the City versus the Redevelopment Agency.

A. Lopez indicated that some of his questions have been answered however, he would like more time to review the documents.

C. Casillas asked why Project Area No. 4 was excluded in the merger.

M. Strenn explained that Project Area No. 4 was established after the Northridge Earthquake and there was special state legislation that allowed the establishments of redevelopment areas that were suppose to help revitalize the area after the quake and so the requirements are different than the other project area requirements.

C. Casillas asked if Project Area No. 4 will be excluded from the revenues that are being generated is it excluded from receiving funds.

M. Strenn stated that it has some different rules but it will be included in the pool of funds.

P. Deibel read through the resolution, emphasizing the language with respect to the amended plan and its conformity with the City General Plan.

M. Strenn stated that the City General Plan takes precedent and that the amendment is pledging to be in conformance with the City General Plan.

A. Lopez asked if whether the city decides to add an additional project area, would the proposed plan amendments facilitate that process.

M. Strenn stated that this merger does not include the addition of new territory. She stated that an extensive environmental review and associated public hearing are required to add or expand project areas.

C. Casillas asked if the commission could have a five minute break.

Commissioner A. Lopez moved to continue consideration of the Plan Amendments and Planning and Preservation Resolution 2010-03 to April 20, 2010. Seconded by Vice-chair C. Casillas, the motion carried with the following vote:

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| AYES: | A. López, C. Casillas, C. Rizzo |
| NOES: | None |
| ABSENT: | J. Cuellar and R. Montañez |
| ABSTAIN: | None |

9:07 p.m. R. Montañez rejoined the meeting.

7B

Site Plan Review 201006 and Variance 2010-01 – 423 N. Maclay Avenue, San Fernando, CA – Patel Jignesh, 6580 Van Nuys Blvd., Van Nuys, CA 91401 – The proposed project is to convert an existing single-family residence into a commercial dental office. The subject site is an approximate 6,896 square

feet interior lot located on North Maclay Avenue within the Maclay District of the SP-4 (Corridors Specific Plan) zone.

9:09 p.m. R. Montañez recused himself from the meeting to avoid any possible conflicts.

Staff Presentation

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Site Plan Review 2010-06 and Variance 2010-01, pursuant to Planning and Preservation Commission Resolution 2010-04 and the conditions of approval attached as Exhibit "A" to the resolution.

Public Testimony

None

Commission Discussion

A. Lopez asked about the new parking area and if the applicant was providing on-site parking for staff.

E. Arroyo indicated that the four tandem parking spaces will be designated on-site for staff.

C. Casillas thanked Dr. Patel for investing in this property and in the City of San Fernando. She asked if there would be fencing along the alleyway or would it remain open.

F. Ramirez stated that it would remain open and illuminated.

C. Casillas asked how far do parking spaces encroach into the entry area and how do we address safety issued with children running to the car parked along Maclay Avenue.

A. Lopez recommended a designated walkway for pedestrian access. Additionally he asked about the air conditioning units depicted in the plan and if they we going to be installed or are already located along the building's southerly elevation.

E. Arroyo indicated that the applicant is proposing central air conditioning that would be screened from view.

F. Ramirez stated that item No. 10 of the conditions of approval indicates that any equipment has to be screened and treated to match the materials and colors of the building.

A. Lopez inquired about the monument sign and if the renderings attached to the report were the final proposal because he feels the columns need to be proportional. He stated that the hand rail should not be tubular since it would not accurately depict the Craftsman Style. Additionally, he suggested Benjamin Moore for proposed colors.

F. Ramirez indicated that the conditions of approval do state that the applicant will work with staff to determine the color palette.

A. Lopez suggested that the fireplace not be painted, instead that it be repaired and maintain the original brick veneer. He stated that he is happy that the applicant has decided to invest in our city and if he incorporates the conditions suggested by the commission he will have a project he can be proud of.

B. Rizzo said that it is a great project and that the city likes to see a good adaptive reuse of space.

Subsequent to discussion B. Rizzo moved to approve Site Plan Review 2010 and Variance 2010-01 with the following amendments:

- Striping for pedestrian access from the street to the proposed dental office;
- Air conditioning unit to be screened or placed in the attic;
- Work with staff for signage;
- Preserve brick veneers; and
- Work with staff to choose colors more appropriate to the style and time frame of the Craftsman era building.

Seconded by A. Lopez, the motion carried with the following vote:

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|-----------------|-------------------------------------|
| AYES: | B. Rizzo, A. Lopez, and C. Casillas |
| NOES: | None |
| ABSENT: | J. Cuellar and R. Montañez |
| ABSTAIN: | None |

STAFF COMMUNICATIONS

None

COMMISSION COMMENTS

C. Casillas asked about a utility company and some uneven patch work that was done on Mountain View Street between Maclay Avenue and Harding Street.

PUBLIC STATEMENTS

None

ADJOURNMENT

Chair B. Rizzo moved to adjourn to May 4, 2010. Second by Commissioner A. Lopez, the motion carried with the following vote:

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| AYES: | B. Rizzo, A. Lopez, C. Casillas, and R. Montañez |
| NOES: | None |
| ABSENT: | J. Cuellar |
| ABSTAIN: | None |

10:12 P.M.
PAUL DEIBEL
Planning Commission Secretary