



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION**

**MINUTES OF JUNE 4, 2013, 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 IS AVAILABLE FOR LISTENING IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order by Chairperson Theale Haupt at 7:02 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Commissioners Kevin Beaulieu, Yvonne Mejia, and Rudy Salinas

ABSENT:

Vice-chair Alvin Durham

ALSO PRESENT:

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

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of June 4, 2013. Seconded by K. Beaulieu, the motion carried with the following vote:

AYES:	Y. Mejia, K. Beaulieu, T. Haupt, and R. Salinas
NOES:	None
ABSENT:	A. Durham
ABSTAIN:	None

PUBLIC STATEMENTS

Joe Ponce – 1307 O'Melveny Street – Mr. Ponce asked who he needs to ask about installing a stop sign in front of the Vallarta Supermarket on Workman Street.

CONSENT CALENDAR

Commissioner Y. Mejia moved to approve the minutes of May 7, 2013. Seconded by Commissioner R. Salinas, the motion carried with the following vote:

AYES:	Y. Mejia, R. Salinas, K. Beaulieu, and T. Haupt
NOES:	None

ABSENT: None
ABSTAIN:

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2013-02 (CUP 2013-02) (RE: Site Plan Review 2012-13) – 2012 Chivers Street, San Fernando, CA – Martin Mendez, 15225 Carey Ranch Lane, Sylmar, CA – The proposed project is a request for review and approval of a Conditional Use Permit (CUP) application to allow for the conversion of an existing 500-square-foot recreation room into a legal second-dwelling unit at the subject property, with certain exceptions from the applicable development standards pertaining to side and rear setbacks and distance from adjacent on-site and off-site structures. The subject property is an approximate 7,030-square-foot lot located along the southerly portion of the 2000 block of Chivers Street, within the R-1 (Single Family Residential) zone.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo provided the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2013-02, pursuant to Planning and Preservation Commission Resolution 2013-03 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

PUBLIC TESTIMONY

Fausto Huerta – 2016 Seventh Street, San Fernando – Mr. Huerta stated that he has been a resident of San Fernando for 36 years. He believes that the project would affect the neighborhood negatively. He asked who he needs to ask to have speed humps installed along Chivers Street.

Darrell Doster – 2002 Chivers Street, San Fernando – Mr. Doster stated that he has a guest house on his property and asked if he would have to come before the commission to seek approvals to retain it.

Fabiola Kornish – 2018 Chivers Street, San Fernando – Ms. Kornish asked if the project is approved, if there would be a limit on the amount of occupants that can live in the second dwelling unit. Additionally, she asked about liability and who would be responsible if there were a structure fire since the buildings are too close to one another.

COMMISSION DISCUSSION

K. Beaulieu asked how the initial use of the structure was approved.

E. Arroyo stated that the structure was approved as a recreation room.

K. Beaulieu expressed concern with the current distance separation between structures and stated that if the project is approved that he would like to see the applicant install a “dead wall” between the recreation room and the existing garage as a safety precaution.

R. Salinas stated that requiring the owner to install fire sprinklers would be too expensive and that it would be more feasible to require the two-foot dead wall.

T. Haupt indicated that he would like to have the hours of construction and the sidewalk repairs/improvements defined in the conditions of approval.

K. Beaulieu asked if the applicant made the modifications to the structure and if not, whether or not it was known that there were existing violations on the property.

F. Ramirez indicated that the property owner purchased the property in its current state, and he was made aware of the violations as part of the City's Inspection Upon Resale Program.

T. Haupt asked the applicant if he would be willing to create a dead wall and/or install fire sprinklers.

M. Mendez stated that he is willing to work with the Planning and Preservation Commission on whichever requirement is imposed on him.

F. Ramirez explained that if there is a consensus among the commission that it is well within the Commission's discretion to impose mitigation measures that address potential life and safety impacts and require the applicant to comply with fire and building codes.

Y. Mejia indicated that if the recreation room was converted into living quarter by the previous owner then the commission should not hold it against the current owner.

R. Salinas asked if the recreation room is allowed to have a bathroom.

E. Arroyo indicated that there is no plumbing allowed within a recreation room.

F. Ramirez stated that the laundry facility within the garage was approved as part of a prior permit.

F. Ramirez explained that the city could approve the project with the following conditions:

- The applicant must meet all building and fire code requirements;
- Los Angeles Fire Department must give their approval on the structure and the fire sprinkler system; and,
- If the fire department does not approve the 4'6" distance separation between the recreation room and the garage, then the applicant must make the modifications required by the fire department.

K. Beaulieu stated that he does not like the idea of the fire department having the final say on the project.

Y. Mejia asked staff to clarify the location of the proposed carport.

Subsequent to discussion, Commissioner R. Salinas moved to deny the project based on the finding that the proposed use would be detrimental to the public, interest, health, safety, and convenience or welfare because the project would result in a distance separation between the existing recreation room (future second dwelling unit) and the garage that is less than the city zoning code requirement. Seconded by K. Beaulieu, the motion carried with the following vote:

AYES:	R. Salinas, K. Beaulieu, T. Haupt, and Y. Mejia
NOES:	None
ABSENT:	A. Durham
ABSTAIN:	None

F. Ramirez informed the commission that Resolution 2013-02 would be modified and presented at the next commission meeting for approval of language and signature.

STAFF COMMUNICATIONS

F. Ramirez asked the commissioners present if they would be available for a special meeting on June 18, 2013 for a modification of a conditional use permit for Mission Community Hospital.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner R. Salinas moved to adjourn to June 18, 2013. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

AYES:	R. Salinas, K. Beaulieu, T. Haupt, and Y. Mejia
NOES:	None
ABSENT:	A. Durham
ABSTAIN:	None

9:02 P.M.

Fred Ramirez

Planning and Preservation Commission Secretary