



**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF AUGUST 6, 2013, MEETING
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 7:00 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, Yvonne Mejia, and Rudy Salinas

ABSENT:

None

ALSO PRESENT:

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

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of August 6, 2013. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of July 2, 2013. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2013-03 (CUP 2013-03) – 2040 Glenoaks Blvd., San Fernando, CA 91340 – Kelly Hayes, Evergreen Development, Inc., 2390 E. Camelback Road, Suite 410, Phoenix, AZ 85016 – The proposed project is a request for review and approval of a conditional use Permit (CUP) to allow for the sale of alcoholic beverages, including beer, wine, and distilled spirits, for consumption off the premises (“off-sale alcohol permit”), in conjunction with the planned occupancy and operation of Walgreens, a retail drug store to be located at 2040 Glenoaks Boulevard. The requested CUP would allow for the Walgreens to apply for a Type 21 alcohol license with the California Department of Alcoholic Beverage Control. The new retail drug store would occupy an approximate 14,954 square-foot portion of an existing 38, 609 square-foot commercial building at the subject property and provide various interior and exterior tenant improvements to the existing building and site. The subject site is an approximate 85,813 square-foot lot located on the southerly corner of Glenoaks Boulevard and Hubbard Street, within the C-2 (Commercial) zone.

Staff Presentation

Assistant Planner Edgar Arroyo gave the staff presentation recommending the Planning and Preservation Commission approve Conditional Use Permit 2013-03, to allow for the ancillary sale of alcoholic beverages for off-site consumption in conjunction with the proposed operation of a Walgreens, a retail drug store at 2040 Glenoaks Blvd., pursuant to Planning and Preservation Commission Resolution 2013-06 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

Public Testimony

Rogg Collins – representative of Evergreen Development – Mr. Collins indicated that they have built approximately 300 Walgreens and he appreciates the concern of the turning radius however, he assured the Planning and Preservation Commission that it will work out. Additionally, he stated that he believes that there is adequate customer parking since the employees will be asked to park at the rear of the business.

Commission Discussion

K. Beaulieu expressed concerns about the drive-thru being too tight and or that it might block through access.

T. Haupt asked if there was a reciprocal access agreement and if the improvement to the entire exterior will take place simultaneously. He too expressed concern with the drive-thru being too tight and that there isn't enough handicap parking spaces at the location.

F. Ramirez indicated that the applicant will comply with the American with Disabilities Act (ADA) and provide one handicap parking space for every 25 spaces and provide a path of travel to and from the proposed project.

K. Beaulieu asked if the apron entrance on Glenoaks Boulevard was wider than the apron entrance along Hubbard Street.

Y. Mejia stated that making a left hand turn when leaving the location is very dangerous.

T. Haupt asked that the applicant consider low line vegetation with an automatic irrigation system. Additionally he expressed some concern with the public access to the trash compactor area. He asked if the separation of the two tenants would be all the way to the roof line.

E. Arroyo indicated that the two tenants would be completely separated from one another.

T. Haupt asked about the exterior lighting and what the tenant was proposing.

F. Ramirez indicated that the applicant will provide a detail of the proposed exterior lighting and a photo metric study.

Subsequent to discussion Chairperson T. Haupt moved to approve CUP 2013-03. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez informed the commission that the proposed project for August 20, 2013 would be the Warehouse Shoe Sale and that community workshop meetings were being scheduled for September 2013.

COMMISSION COMMENTS

K. Beaulieu asked if he would be receiving any information regarding the Griswold transitional property.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to August 20, 2013. No opposition, the motion carried with the following vote:

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

8:16 P.M.
Fred Ramirez
Planning Commission Secretary