



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

**MINUTES OF THE
NOVEMBER 4, 2014 MEETING
CITY HALL COUNCIL CHAMBER**

THE FOLLOWING MINUTES ARE A SUMMARY OF ACTIONS TAKEN BY THE PLANNING AND PRESERVATION COMMISSION. AUDIO OF THE ACTUAL MEETING ARE AVAILABLE FOR LISTENING ARE AVAILABLE ON THE CITY'S WEBSITE AT: WWW.SFCITY.ORG/COMMISSIONANDBOARDMEETINGS.

CALL TO ORDER

The meeting was called to order by Chairperson Haupt at 6:36 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

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

ABSENT

Commissioner Rodolfo Salinas

ALSO PRESENT

Community Development Director Fred Ramirez, Associate Planner Yalini Sivapathasundaram, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of November 4, 2014. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

CONSENT CALENDAR

Commissioner Y. Mejia moved to approve the minutes of the May 6, 2014 Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

Vice-chair A. Durham moved to approve the minutes of the October 7, 2014, Planning and Preservation Commission Meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None.

PUBLIC HEARING 3:

Large Family Day Care (LFDC) Home Permit 2014-001 – 2008 Phillippi Street, San Fernando, CA – Norma Lizarraras Rosales - A request to operate a “large family day care home”. The licensed operator of an approved large family day care home is permitted to provide supervision for up to a maximum of fourteen (14) children, pursuant to the provision of Division 10 of Chapter 106 (Zoning) of the San Fernando City Code.

STAFF PRESENTATION

Associate Planner Y. Sivapathasundaram gave the staff presentation recommending that the Planning and Preservation Commission approve the request to operate a large family day care home within the R-1 (Single Family Residential) zone, pursuant to Planning and Preservation Commission Resolution 2014-12 (Attachment 1), including the conditions of approval noted therein as Exhibit “A”.

Public Testimony

COMMISSION DISCUSSION

K. Beaulieu asked if the applicant lived on the property.

F. Ramirez indicated that the applicant and her husband were in the audience and they could answer some of the questions associated to their operation of the proposed day care that the commission may have.

Mr. and Mrs. Jose and Norma Rosales approached the podium and introduced themselves and gave a brief explanation for their request.

Y. Mejia asked if the one restroom in the home is accessible at any given time.

F. Ramirez explained the floor plan of the home and of the lot as included in the commission’s agenda packet.

K. Beaulieu asked if the applicant has a social service permit and he expressed his concern with the playground being too close the driveway.

T. Haupt asked the applicant what the age ranges were for the children under her care.

N. Rosales explained that the children ranged from 0 – 12 years of age. She also explained that there has never been an issue with the amount of space provided for the day care and that the State Department of Social Services and the Fire Inspector have given their approvals of the home and the play area.

T. Haupt asked what the nearest cross streets to the home.

F. Ramirez indicated that the property is between Orange Grove Avenue and Hubbard Street.

Y. Mejia asked how many adults currently work at the home day care facility when it is in operation.

N. Rosales indicated that there one adult for every eight children and if the application is granted to allow 14 children she would employ an assistant.

T. Haupt asked if the children under her care were local children.

N. Rosales stated that some children were referred to her from the Child Care Resource Center (CCRC) and some children lived locally.

T. Haupt expressed some concerns with the driveway being used as part of the children's play area.

N. Rosales explained that she has an infant who is brought daily from 7:30 a.m. to 10:30 a.m. (3 times a week) who's mother is a student, and that most of the children are school age who will show up when school lets out.

F. Ramirez reminded the commission that they can add any conditions they determine might provide for a safer environment, such as restricting any vehicle from parking in the driveway when the day care is in operation.

PUBLIC STATEMENTS

Jesse Avila – 319 N. Workman Street, San Fernando, CA - Mr. Avila expressed his concern with the size of the lot and the ability to accommodate a large family day care home.

F. Ramirez indicated that the property at 2008 Phillippi Street is already licensed as a small family day care home. He informed the commission that the request is to increase the number of children from 6 to 14 and the approval for a 24-hour facility.

Mary Lou Mendoza – 623 S. Brand Blvd., San Fernando, CA – Ms. Mendoza indicated that Ms. Rosales must have in place all of her documentation in order to be certified as a licensed care facility for CCRC and that she had to have passed all inspections and requirements set in place by CCRC and the State. She noted that she was in support of the application.

Subsequent to discussion, Chairperson A. Durham, moved to approve a Large Family Day Care Home Permit 2014-001 at 2008 Phillippi Street. Seconded by Commission Y. Mejia, the motion carried with the following vote:

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

PUBLIC HEARING 4:

Planning Review 2014-038: Land Use Determination 2014-001 – 451 S. Brand Blvd., San Fernando, CA - Cynthia Alvarez, 14152 Foothill Blvd., #27, Sylmar, CA 91342 – A request for approval of Planning

Review 2014-038 to allow the operation of an artist studio, including drawing, painting and art lessons at 451 S. Brand Boulevard based on the Commission's land use determination that "studios, including design, professional and artist studios (all media), recording studios, television, movie and media arts productions studios, photography studios, post-production studios, dance, exercise and martial arts studios", which includes the proposed art studio use that provides for art lessons, are similar to and no more objectionable than the primary service use and other permitted uses within the C-1 (Limited Commercial) zone, pursuant to Planning and Preservation Commission Resolution 2014-13 (Attachment 1), including the conditions of approval noted therein as Exhibit "A".

STAFF COMMUNICATION

Associate Planner Y. Sivapathasundaram gave the staff presentation recommending that the Planning and Preservation Commission approve Planning Review 2014-038 authorizing the operation of an artist studio, including drawing, painting and art lessons based on the Commission's land use determination that "studios including design professional and artist studios (all media), recording studios, television, movie and media arts productions studios, photography studios, post-production studios, dance, exercise and martial arts studios", which includes the proposed art studio use that provides for art lessons, are similar to and no more objectionable than the primary service use and other permitted uses within the C-1 (Limited Commercial) zone, pursuant to Planning and Preservation Commission Resolution 2014-13.

COMMISSION COMMENTS

K. Beaulieu asked why art studios language was being used as part of the definition.

F. Ramirez explained that the definition is very detailed to avoid any confusion as to what is allowed.

Y. Mejia asked if a drumming studio were to be proposed would there be any restrictions?

F. Ramirez indicated that if a drumming studio were being proposed that they would have to adhere to the Noise Ordinance restrictions. Additionally, he stated that most of the definitions noted in the use determination analysis provided by staff are allowed in the C-1 zone, but this language includes the ancillary education component to it.

Jesse Avila – 319 N. Workman Street, San Fernando, CA – Mr. Avila asked if the second floor of the proposed location were residential lofts.

F. Ramirez indicated that the second floor of the building was developed for commercial uses.

PUBLIC STATEMENTS

None

Commissioner Y. Mejia moved to approve Planning Review 2014-038. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez provided the commission with the update for the following projects:

- Upcoming TOD Workshop,
- Los Angeles County Metro Project,
- WSS building permits,
- Mission Community Hospital,
- Tri-Color Auto Dealership site,
- Pool lease to Los Angeles County, and
- First Reading of the Development Agreement Ordinance.

COMMISSION COMMENTS

Vice-chair A. Durham expressed concern with the approach along Hubbard Avenue for the Smart and Final Express entrance. Additionally, he expressed dislike of the three lane exit from Smart and Final Express onto Hubbard Avenue.

Vice-chair A. Durham moved to adjourn to the December 2, 2014 meeting. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

8:33 P.M.
Fred Ramirez
Planning Commission Secretary