



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

**APPROVED MINUTES OF THE
DECEMBER 12, 2017 SPECIAL 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 AT: <http://ci.san-fernando.ca.us/commissions-boards/planning-preservation-commission-archive-agendas-minutes/>

CALL TO ORDER

The meeting was called to order by Theale Haupt at 6:32 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioner Jennifer Perez-Helliwell

ABSENT:

Commissioners Yvonne Mejia and Aida Montes

ALSO PRESENT

City Attorney Richard Padilla, Contract Director Jack Wong, Contract Planner Amy Davis and Community Development Secretary Michelle De Santiago

PLEDGE OF ALLEGIANCE

Led by Chairperson T. Haupt

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of December 12, 2017 meeting. Seconded by J. Perez-Helliwell, the motion carried with the following vote:

AYES:	A. Durham, J. Perez-Helliwell, and T. Haupt
NOES:	None
ABSENT:	Y. Mejia and A. Montes
ABSTAIN:	None

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the November 7, 2017, Planning and Preservation Commission Meeting. Seconded by J. Perez-Helliwell, the motion carried with the following vote:

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AYES: A. Durham, J. Perez-Helliwell, and T. Haupt
NOES: None
ABSENT: Y. Mejia and A. Montes
ABSTAIN: None

*6:35 p.m. Aida Montes arrived

UNFINISHED BUSINESS

None

PUBLIC HEARING

Variance 2017-004 (VAR 2017-004) and Site Plan Review 2017-008 (SPR 2017-008) – 504 N. Maclay Avenue, San Fernando, CA 91340 – Shiv Talwar for Design Concepts, 3340 Riverside Drive, Suite M, Chino, CA 91710 – The project consists of a request for a reduction in landscape, parking, and setback requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 7,650 square foot two-story medical/professional office building. The subject site consists of one 90.48' x 125' lot, totaling approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) zone.

STAFF PRESENTATION

Amy Davis gave the staff presentation recommending that the Planning and Preservation Commission approval Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No 2017-009 (Attachment No. 1) and the Conditions of Approval attached thereto as Exhibit “A” in order to allow for the reduction in landscape, parking, and setback requirement sin conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 7,650 square foot two-story medical/professional office building at the property located at 504 N. Maclay Avenue.

PUBLIC COMMENT

Patty Lopez - 432 N. Brand Blvd, called the Community Development Department and expressed her opinion regarding the proposal that was read into the records.

Frank Rizzo – E-mailed the Community Development Department and his letter was read into the record.

Nancy Ballares – 1015 Library Street, San Fernando, CA – Ms. Ballares asked that the Commission not allow the construction to take place. She indicated that she lives adjacent to the proposed site and that there is already a lack of parking in the area.

Kelly Duggen – 423 Macneil Street, San Fernando, CA - Ms. Duggen expressed her surprise to the size of the new building size. She indicated that there isn't enough room on the lot to

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accommodate such a large development. She stated that the area is already dealing with parking issues because of the close proximity of the school.

Marcela Rodriguez – spoke in Spanish and Michelle De Santiago translated her comments for the commission. Mr. Rodriguez asked the commission to keep in mind the existing lack of parking at this location and the entire city. She stated that the area is already congested during the day with parents either dropping off or picking up children from the school.

Mary Mendoza – 623 S. Brand Blvd., San Fernando, CA – Ms. Mendoza asked that the commission not approve the proposed development. She asked if the building was in the inventory of potential historic locations. She stated that street parking should not be considered when factoring number of existing parking spaces.

Shiv Talwar project's architect – Mr. Talwar stated that he has been working with city staff for over a year now and he indicated that according to the property owner he doesn't believe that he will need all of the parking that is being required for the proposal.

COMMISSION DISCUSSION

A. Durham state that the parking requirements are set by Ordinance and are not negotiable.

J. Perez-Helliwell stated that she agrees with a comments that was made with regards to street parking should not be considered as part of the number of parking spaces available.

T. Haupt indicated that the parking ratios for medical/dental were changed a little over a year ago. Additionally he asked how much money was in the In-Lieu Parking fund and he stated that he would much rather see those funds go directly into the site for possibly underground parking.

A. Durham stated that there are already 24 dental offices in the City.

Eric Bibian – the applicant informed the commission that he is currently in the city and operates Mission City Orthodontics which he is currently renting. He stated that he knew that there would be challenges when he purchased the building because of the location. He informed that commission that he will be using approximately 12 spaces, of his 10 employees only 6 have cars and the rest would carpool and that he sees 5/6 patients every hour. Mr. Bibian stated that personally he doesn't think that parking will be an issue. He asked the commission if they would vote favorably if the parking deficiency was smaller.

A. Montes asked the applicant if he has considered building a smaller building.

E. Bibian asked what he can do in order to move the project proposal forward.

T. Haupt indicated that he should consider reducing the footprint of the building and get closer to the number of parking spaces needed for the building. He stated that the parking requirements are driven by the building size and it is just too large of a proposal for the Commission to consider making a favorable decision.

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E. Bibian stated that he would like the Commission to consider continuation of the project to continue working with staff to propose a smaller building without requesting a variance for the parking. Mr. Bibian stated that he has operated his business in the city for 12 years and plans on being here for a long time. He indicated that it is not his intention to create problems but to help create better community.

Subsequent to discussion Vice-chair A. Durham moved to continue consideration for Variance 2017-004 and Site Plan Review 2017-008 to the next regularly scheduled Planning and Preservation Commission meeting. Seconded by Commission J. Perez-Helliwell, the motion carried with the following vote:

AYES:	A. Durham, J. Perez-Helliwell, A. Montes, and T. Haupt
NOES:	None
ABSENT:	Y. Mejia
ABSTAIN:	None

STAFF COMMUNICATIONS

None

COMMISSION COMMENTS

Chairperson expressed that he is excited to see that there is construction activity at 650 Glenoaks blvd., after years of non-compliance.

J. Perez-Helliwell stated that she is confident that after tonight's meeting project proposal at 504 N. Maclay Avenue is heading in the right direction.

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner J. Perez-Helliwell moved to adjourn to January 2, 2018 meeting. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	J. Perez-Helliwell, A. Montes, A. Durham, and T. Haupt
NOES:	None
ABSENT:	Y. Mejia
ABSTAIN:	None

7:26 P.M.

Planning Commission Secretary