



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

**APPROVED MINUTES OF THE
APRIL 3, 2018 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/#1477946968325-c2faf7a0-5a49>

CALL TO ORDER

The meeting was called to order by at 6:30 p.m. by Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Yvonne Mejia, and Aida Montes

ABSENT:

Commissioner Jennifer Perez-Helliwell

ALSO PRESENT

City Attorney Richard Padilla, Community Development Director Timothy Hou, Community Development Secretary Michelle De Santiago, Building and Safety Supervisor Francisco Villalva, and Planning Intern Sam Dominguez

PLEDGE OF ALLIGENCE

Led by Vice-chair A. Durham

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of April 3, 2018 meeting. Seconded by Commissioner Y. Mejia the motion carried with the following vote:

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

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PUBLIC STATEMENTS

Mike Traba – 1601 Lucas Street – Mr. Traba stated that he has lived at his place of residence for the past 42 years and he asked about the project timeline for street resurfacing. He stated that the only activity on his street to address the potholes has been quick patches which are only temporary repairs.

T. Haupt suggested that he attend the City Council meetings and ask that his street be considered for resurfacing.

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the Special Planning and Preservation Commission Meeting of January 17, 2018 and the Regular Planning and Preservation Commission Meeting of March 6, 2018. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING

Site Plan Review 2015-017 (SPR 2015-017), Conditional Use Permit 2016-001 (CUP 2016-001), and Variance 2016001 (VAR 2016-001) – 925 Harding Avenue, San Fernando, CA 91340 – St. George Church, (Edgar Aramouni) – The proposal is a request to rehabilitate an existing 4,290 square foot sanctuary building for St. George Church by adding 355 square feet to the front entrance and to reconfigure the on-site restroom facilities and ADA ramps for the subject site at 925 Harding Avenue. In addition to the existing sanctuary building the subject site is improved with a 4,606 square foot single story fellowship hall, 66 on-site parking spaces and approximately 6,969 square feet of perimeter landscaping. The subject site is a through lot with street frontage along its easterly and westerly property lines facing Harding Avenue and Workman Avenue, respectively. The project would require the reaffirmation of a previously approved variance from City Code Section 106-822(b)(6) to allow for the construction of 355 square feet to the front of the existing church sanctuary without providing the required number of on-site parking spaces. Additionally, the project would require the reaffirmation of a previously approved conditional use permit for the continued operation of the existing church use in the R-1 (Single Family Residential) zone, pursuant to City Code Section 106-353(1).

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STAFF PRESENTATION

Community Development Director Timothy Hou gave the staff presentation recommending that the Planning and Preservation Commission approve Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001, which amend and modifies the previously approved Site Plan Review 2003-001, Conditional Use Permit 1992-10 and Variance 2003-007, respectively, to allow for the construction of an approximate 355 square foot single story addition to the existing church sanctuary facility and to allow for the continued operation of a church use at 925 Harding Avenue, subject to the conditions of approval attached as Exhibit “A” to the resolution

PUBLIC COMMENT

Edgar Aramouni stated that he is representing the church and that he has read and accepts all of the conditions being imposed on the project and is available if the Commission has any questions.

Mike Traba – 1601 Lucas Street – Mr. Traba stated there ongoing parking issues with the parishioners who block the driveways of the neighboring residence and those who park on the corners of the streets causing an obstruction of view.

Louis De La Cerda – 1409 Warren Street – Mr. De La Cerda stated that he has had to contact the Police Department because of the cars parked in front of the fire hydrant and parking on the corners cause traffic hazards of vehicles having to drive into oncoming traffic to get around the double parked cars. He would like the commission to take into consideration his concern with the traffic and parking issues associated with the activities at the church.

Jill De La Cerda – 1409 Warren Street – Ms. De La Cerda indicated that she has been blocked in her driveway in the past. She indicted that there is already a parking issue with the close proximity of Pioneer Park and the traffic and parking associated with little league games or festivities. She indicated that she does not oppose the church but that the parishioners should respect the surrounding neighbors.

Richard Olivares – 1412 Warren Street – Mr. Olivares indicated that the parking issues are a result of poor planning on behalf of the church. He indicated that all of the activities at the church are private functions, that there are no community activities or at least he doesn't feel welcomed to attend any of the functions at the church. He stated that he is glad that they have a place of worship but that parishioners should be respectful of the neighborhood.

Enrique Arias – 1405 Warren Street – Mr. Arias stated that there should be mutual respect between residents and church members.

Andy Swan – Vice-President of the Board of Trustees for Saint George's Church – Mr. Swan stated that he is surprised by the comments that are being made about the church not being welcoming to guests. He wants to make it clear that the church is open to everyone and the doors are always open. He thanked the City and the community for allowing the church and it's

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members to have a place to practice their religion. He wants to assure the public that he will address and resolve and problems that may arise associated with this proposal and all of the issued that have been expressed at tonight's meeting with professionalism.

COMMISSION DISCUSSION

A. Montes commended the church for maintaining and creating a beautiful proposal. She indicated that she has never experienced any negativity from the church or its members. She stated that parking is a city-wide issue and it may be an on-going issue with all of the churches within the City.

Y. Mejia thanked the resident for the attendance at tonight's meeting, she indicated that parking is an issue in all of the residential areas and this may be due to the *additional units in existence without the sufficient parking*. She stated that she is concern with the hazards that are being created with vehicles parking at the corner of the streets. She asked if the church has considered "Valet Parking" or a "Carpool Service".

R. Padilla indicated that the project proposal will not intensify the current use.

Y. Mejia indicated that she wants to make sure that the community's concerns are being addressed.

A. Durham asked how the church can help with the on-site parking issues.

A. Montes stated that the homes in the City were originally built when there only existed one-car households. She stated that nowadays home have at least three cars per household if not more.

T. Haupt stated that the vehicles parked on the corners will be towed. He asked if the church has considered stacked parking. He stated that the church and its members need to be good neighbors. He agreed that there is a city-wide parking issue and that his decision is not based on the street conditions or the lack of parking city-wide. He indicated that maybe the church can have lot attendant.

A. Swan indicated that there are members of the church who are training scouts who are parking attendants.

R. Padilla indicated that if the Commission is in agreement you can impose the valet parking as a condition of approval. Additionally, you can request a stacked parking plan to be submitted for on-site parking with the conditions of approval.

T. Haupt asked Mr. Swam if he can commit to submit a parking plan and have scouts on the street and all vehicles parked causing a hazard will be towed.

A. Swan stated that you have his word on those items as well as that the church congregation is shrinking in size because the church has recently opened another parish.

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Subsequent to discussion Commissioner Y. Mejia moved to approve Planning and Preservation Commission Resolution 2018-003 approving Site Plan Review 2015-017, Conditional Use Permit 2016-001, and Variance 2016-001 which amends and modifies the previously approved Site Plan Review 2003-001, Conditional Use Permit 1992-10, and Variance 203-007, respectively, to allow for the construction of an approximate 355 square foot single story addition to the existing church sanctuary facility and to allow for the continued operation of a church use at 925 Harding Avenue, subject to the conditions of approval attached as “Exhibit A” to the resolution including additional language for street scouts and a stacked parking plan that will be due within 30 days. Seconded by Commissioner A. Montes, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

T. Hou introduced Sam Dominguez and informed the Commission about the two department vacancies (Part Time Code Preservation Officer and Associate Planner), top candidates have been selected and should be on board soon.

COMMISSION COMMENTS

Y. Mejia wrote a memo requesting that the Commission review the Public Convenience and Necessity requirements and language in the code.

A. Durham asked about the school on Fourth Street and the lack of parking enforcement for the cars that are parked along Fourth Street during the school hours.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-Chair A. Durham moved to adjourn to the Regular Meeting date of May 1, 2018. Second by Commissioner A. Montes, the motion carried with the following vote:

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

7:38 P.M.

Planning Commission Secretary