



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

**APPROVED MINUTES OF THE
MARCH 5, 2019 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 at 6:30 p.m. by Chairperson Durham

OATH OF OFFICE

The Oath of office was administered to incoming Commission member Hector Pacheco.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Alvin Durham, Commissioners Ivan Gonzalez, Aida Montes and Hector Pacheco

ABSENT:

Commissioner Yvonne Mejia

ALSO PRESENT

Director of Community Development Timothy Hou, City Attorney Martin de los Angeles, Associate Planner Gerardo “Jerry” Marquez, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner I. Gonzalez moved to approve the agenda of the March 5, 2019 meeting with the postponement of the Reorganization of the Commission to the April 3, 2019 meeting. Seconded Commissioner H. Pacheco, the motion carried with the following vote:

AYES:	I. Gonzalez, H. Pacheco, A. Durham, and A. Montes
NOES:	None
ABSENT:	Y. Mejia
ABSTAIN:	None

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CONSENT CALENDAR

Chairperson A. Durham moved to approve the January 8, 2019 Planning and Preservation Commission Meeting minutes. Seconded by Commissioner I. Gonzalez, the motion carried with the following vote:

AYES:	A. Durham, I. Gonzalez, and A. Montes
NOES:	None
ABSENT:	Y. Mejia
ABSTAIN:	H. Pacheco

CONTINUED BUSINESS:

None

NEW BUSINESS:

- 1) **Conditional Use Permit 2018-005 (CUP 2018-005) – 12940 Foothill Boulevard, San Fernando, CA - Kent Clark on behalf of Crazy Goody Restaurant - The proposed “Project” consists of a request for the approval of a Conditional Use Permit to allow for the on-site sale of beer and wine in a sit-down restaurant (License Type 47) within the C-2 Commercial Zone. The project site is located within a 1,600 square foot commercial building and is located on the southern side of Foothill Boulevard just east of North Maclay Avenue and West of Arroyo Avenue.**

STAFF PRESENTATION

Associate Planner Jerry Marquez gave a brief description of the project proposal recommending that the Planning and Preservation Commission:

1. Open the public hearing to allow any audience member an opportunity to speak for or against the proposed project; and
2. Continue the public hearing to the regularly scheduled Planning and Preservation Commission Meeting of April 3, 2019 to allow the applicant additional time to work with staff on pending items.

PUBLIC COMMENT

None

COMMISSION DISCUSSION

Commissioner I. Gonzalez moved to continue CUP 2018-005 to the next regularly scheduled meeting of April 3, 2019. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES:	I. Gonzalez, A. Montes, A. Durham, and H. Pacheco
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NOES: None
ABSENT: Y. Mejia
ABSTAIN: None

- 2) **Conditional Use Permit 2018-002 (CUP 2018-002) and Planning Review 2018-012 (PR 2018-012) – 621 N. Maclay Avenue, San Fernando, CA 91340 – Fernando Garcia, 10146 Balboa Boulevard, Granada Hills, CA 91344 – The proposed “Project” consists of a request for the approval of a Conditional Use Permit to entitle a legal non-conforming triplex residential development within the Maclay District of the San Fernando Corridor Specific Plan Zone.**

STAFF PRESENTATION:

Association Planner Jerry Marquez gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2018-002 and Planning Review 2018-012, pursuant to Planning and Preservation Commission Resolution No. 2019-003 and the Conditions of Approval attached therein as Exhibit “A”.

PUBLIC COMMENTS:

Michael Remenih – 635 N. Hagar Street, San Fernando, Ca - Mr. Remenih asked staff for clarification regarding the proposed project and if the existing structure will be demolished to make way for a single story development. Mr. Remenih expressed that the proposed project is an improvement to what currently exists on site.

J. Marquez explained that the proposal is to entitle and legalize the existing structure giving the commission the opportunity to impose conditions as well as to review the proposed improvements.

COMMISSION COMMENTS

I. Gonzalez stated that the applicant has provided a good plan which includes new carports, a designated space for the trash containers and much needed property maintenance.

A. Durham agreed that the applicant is providing a much needed improvement to the location.

F. Garcia – the applicant indicated that he purchased the property in its current condition. He stated that he has worked with staff over the course of months to design the final proposal to provide an improvement to the property.

Subsequent to discussion, Commissioner I. Gonzalez moved to approve CUP 2018-002 and Planning Review 2018-012. Seconded by Commissioner A. Montes, the motion carried with the following vote:

AYES: I. Gonzalez, A. Montes, A. Durham, and H. Pacheco
NOES: None

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ABSENT: Y. Mejia

ABSTAIN: None

- 3) **Zone Change 2018-002 (ZC 2018-002), Tentative Tract map 2018-002 (TTM 2018-002), Conditional Use Permit 2018-006 (CUP 2018-006), and Site Plan Review 2015-009 (SPR 2015-009) – 1001 Glenoaks Boulevard, San Fernando, CA - Bruce Partovi, P.O. Box 8312, Van Nuys, CA 91409 – The proposed “Project” consists of a request for approval of Zone Change, Tentative Tract Map, Conditional Use Permit, and Site Plan Review for the development of a six-unit condominium project within the existing C-1 Limited Commercial Zone which is proposing to change to Multiple Family R-2 Residential Planned Development (RPD) Zone.**

STAFF PRESENTATION:

Associate Planner Jerry Marquez gave the staff presentation recommending that the Planning and Preservation Commission recommend approval of Zone Change 2018-002 and Tentative Tract Map 2018-002 and approve Conditional Use Permit 2018-006 and Site Plan Review 2015-019, pursuant to Planning and Preservation Commission Resolution No. 2019-004 and the Conditions of Approval attached therein as Exhibit “A” to the resolution.

Staff explained that the SPR case number dates back to 2015 because this project couldn't move forward due to the moratorium on Multi-family dwelling developments.

PUBLIC COMMENT:

Patty Lopez indicated that it was a beautiful project and an improvement for the community however she asked that the Commission not make a decision and requested that there be interpreters available to provide the information in Spanish in order to allow for more residents to express their concerns and to speak freely. She stated that the residents usually don't approve of zone changes and that the Commission shouldn't take this request lightly. She asked that the Commission and the City Council require sidewalks to provide added safety for pedestrians and especially children.

COMMISSION COMMENTS:

I. Gonzalez stated that the rendering is a total improvement to what is there now. He stated that he really likes the project proposal.

A. Durham thanked the applicant for providing a complete and thorough plan.

F. Partovi – the applicant's representative joked and said they were forced to do so by staff.

A. Durham stated that the SP-5 should have included Glenoaks Boulevard.

T. Hou explained that zone changes were relatively rare and that the General Plan hasn't had many changes since it was adopted in 1987. He stated that there hasn't been a zone change in approximately seven years but that they are presented on a case by case basis.

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G. Marquez explained that each unit is being proposed as a three bedroom unit that will require 2.5 vehicle parking and the applicant is providing 3 spaces per unit.

I. Gonzalez asked what is considered .5 of a vehicle.

A. Durham indicated that the proposal is a major improvement.

With no further questions or comments, Vice-chair A. Durham moved to recommend to the City Council approval of Zone Change 2018-002 and Tentative Tract Map 2018-002 and approve Conditional Use Permit 2018-006 and Site Plan Review 2015-019. Seconded by Commissioner I. Gonzalez, the vote carried with the following vote:

AYES:	A. Durham, I. Gonzalez, A. Montes, and H. Pacheco
NOES:	None
ABSENT:	Y. Mejia
ABSTAIN:	None

STAFF COMMUNICATIONS:

T. Hou explained to the Commission that the upcoming Planning Commissioners Academy was sold out and that there may be an opportunities for training in the near future. Additionally he reminded the commission of their requirements:

- Fair Political Practice Commission Form 700 annually; and
- AB1234 Ethics Training; and
- AB1661 Sexual Harassment Prevention Training.

ADJOURNMENT

Commissioner A. Montes moved to adjourn to **April 3, 2019** meeting date. Seconded by Commissioner H. Pacheco, the motion carried with the following vote:

AYES:	A. Montes, H. Pacheco, A. Durham, and I. Gonzalez
NOES:	None
ABSENT:	Y. Mejia
ABSTAIN:	None

7:26 P.M.
Planning Commission Secretary