



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

**MINUTES OF THE
APRIL 5, 2016, 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: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by Chairperson Theale Haupt at 6:30P.M.

OATH OF OFFICE

Community Development Secretary Michelle De Santiago administered the Oath of Affirmation for Anna M. Lopez

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, Anna M. Lopez, and Yvonne Mejia,

ALSO PRESENT

Deputy City Manager Chris Marcarello, City Attorney Isabel Birrueta, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of April 5, 2016 meeting. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

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CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the March 1, 2016 Planning and Preservation Commission Meeting. Seconded by K. Beaulieu, the motion carried with the following vote:

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

REORGANIZATION OF THE PLANNING AND PRESERVATION COMMISSION FOR CHAIRPERSON AND VICE-CHAIR POSITIONS.

Alvin Durham nominated Theale Haupt for Chairperson. Seconded by Commissioner K. Beaulieu.

No further nominations for Chairperson. Theale Haupt accepted the nomination and the motion carried with the following vote:

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

Yvonne Mejia nominated Alvin Durham for Vice-chair. Seconded by Commissioner K. Beaulieu.

No further nominations for Vice-chair. Alvin Durham accepted the nomination and the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING

CONDITIONAL USE PERMIT 2015-009 (CUP 2015-009) – EL CAMARON CAMPEON (C/O HANI MAMMO), 13737 FOOTHILL BLVD., SYLMAR, CA – THE PROPOSED PROJECT IS A REQUEST FOR REVIEW AND APPROVAL OF A CONDITIONAL

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USE PERMIT TO ALLOW FOR THE ON-SITE CONSUMPTION OF BEER AND WINE WITH LIVE ENTERTAINMENT AT AN EXISTING RESTAURANT (ON-SALE BEER AND WINE FOR BONA FIDE PUBLIC EATING PLACE, TYPE 41 LICENSE), AT THE PROPERTY LOCATED AT 1161 N. MACLAY AVENUE. THE EXISTING RESTAURANT OCCUPIES A TENANT SPACE OF APPROXIMATELY 2,580 SQ.FT. WITHIN A MULTI-TENANT COMMERCIAL BUILDING. THE SUBJECT PROPERTY IS LOCATED ALONG THE WEST SIDE OF THE 1100 BLOCK OF NORTH MACLAY AVENUE, BETWEEN KNOX STREET AND EIGHTH STREET; WITHIN THE MACLAY DISTRICT (NEIGHBORHOOD SERVICES OVERLAY AREAS) OF THE SAN FERNANDO CORRIDORS SPECIFIC PLAN (SP-4) ZONE.

STAFF PRESENTATION

Associate Planner Humberto Quintana provided the staff presentation recommending that the Planning and Preservation Commission continue the request for conditional use permit 2015-009, to allow for the on-site consumption of beer and wine in conjunction with the operation of “El Camaron Campeon Restaurant” a bona fide public eating place, excluding live entertainment use, located at 1161 N. Maclay Avenue, Unit G to a date uncertain.

PUBLIC COMMENT

Irma Romo – property owner at 1161 N. Maclay Avenue, San Fernando, CA - Ms. Romo stated that she doesn't want liquor to be sold at the location. She indicated that she has experienced some difficulties with the tenant.

COMMISSION DISCUSSION

K. Beaulieu thanked Ms. Romo for voicing her opposition to the proposed conditional use permit. He stated that he wished more landlord/property owners would get involved and provide the commission with their feedback.

A. Durham stated that there were several audience members at the March meeting that might have wanted to voice their opposition to the proposal but unfortunately the item was continued and they did not come to tonight's meeting.

Subsequent to staff's recommendation, Vice-chair A. Durham moved to amend the language on the continuance of the Conditional Use Permit 2015-008 to reflect, that the conditional use permit be continued until the applicant is able to obtain the appropriate approvals from both property owners for the proposed application. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

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STAFF COMMUNICATIONS

Chris Marcarello reminded and invited the Planning and Preservation Commission to the High Speed Rail meeting on Tuesday, April 12, 2016.

Associate Planner Humberto Quintana provided the commission with an update regarding the demolition permit obtained for 650 Glenoaks Boulevard.

COMMISSION COMMENTS

K. Beaulieu asked if staff provide the commission with an update on the Housing Element and the allowance for transitional housing and that these places be required to be owner occupied.

Isabel Birrueta stated that the commission can ask as a group that staff agendize and provide a report on the current Housing Element at a future meeting and compare it to what the State requirements are for allowing transitional housing to see if there is any flexibility for added language and requirements.

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to the May 3, 2016 regular meeting of the Planning and Preservation Commission. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

7:07 P.M.

Fred Ramirez

Planning Commission Secretary