



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

**APPROVED MINUTES OF THE
JANUARY 3, 2017 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 6:30 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, and Commissioner Yvonne Mejia

ABSENT:

Commissioner Kevin Beaulieu

ALSO PRESENT

Community Development Director Federico “Fred” Ramirez, City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of January 3, 2017, meeting. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the September 13, 2016, October 1, 2016, and the November 1, 2016, Planning and Preservation Commission Meetings. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING

Conditional Use Permit 2016-008 (CUP 2016-008) – 1204 San Fernando Road, San Fernando, CA - Garfield Beach CVS, LLC c/o Boos Development West, LLC. 701 N. Parkcenter Drive, Santa Ana, CA 92705 – The proposed project is a request for review and approval of a Conditional Use Permit (CUP) 2016-008 to allow for the sale of alcoholic beverages, including beer, wine, and distilled spirits, for consumption off the premises (“off-sale general alcohol license”), in conjunction with a pharmacy drive-up window for the planned occupancy and operation of CVS Pharmacy, a retail drug store at 1204 San Fernando Road.

The requested CUP would allow for CVS Pharmacy to apply for a Type 21 alcohol license with the California Department of Alcoholic Beverage Control. The new retail drug store would occupy an approximate 13,275 square-foot proposed commercial building. The subject property is located at the south side of the 1200 block of San Fernando Road between Kalisher Street and San Fernando Mission Boulevard, within the Truman/San Fernando District-Mixed Use Transition Sub-District of the San Fernando Corridors Specific Plan (SP-4) Zone.

STAFF PRESENTATION

Associate Planner Humberto Quintana provided the staff report recommending that the Planning and Preservation Commission approve Conditional Use Permit 2016-008, allowing for the sale of alcoholic beverages, including beer, wine, and distilled spirits, for consumption off the premises (“off-sale general alcohol license”), in conjunction with a pharmacy drive-up window for the planner occupancy and operation of a CVS Pharmacy, retail drug store at 1204 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2017-001 and the Conditions of Approval attached as Exhibit “A” to the Resolution (Attachment No. 1).

PUBLIC COMMENT

Margaret Taylor – 5419 Hollywood Blvd., #C747, Los Angeles, CA 91127 - Land Use Consultant from APEX LA representing CVS Pharmacy. Ms. Taylor stated that she has worked with staff to submit the final design and concept that is being presented to the Commission at tonight’s meeting. She also stated that CVS is the only national chain to forgo cigarette sales and

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is a highly recognized pharmacy. She indicated that it will take approximately 6 month to complete the demolition process and that they are targeting an open date of April 2018.

F. Ramirez indicated that the demolition can take place during the process of Plan Check and he would prefer that it be sooner than later because the existing building is an eyesore.

H. Quintana indicated that Condition of Approval #22 indicates that the “...existing building must be demolished within six months of approval of the Conditional Use Permit.”

M. Taylor stated that she understands that per the City Code the entitlement is only valid for 12 months of the approval of the Conditional Use Permit and CVS is fully prepared to submit the written request to allow for additional time to complete the project.

F. Ramirez informed the Ms. Taylor that the initiation of the demolition permit will constitute progress on the project.

Mr. Beaulieu – 1129 Celis Street, San Fernando, CA – Mr. Beaulieu asked if any of the infrastructures be modified by this project, particularly the street surface along Celis.

F. Ramirez stated that some improvements will take place in the area which will be funded with Community Development Block Grant (CDBG) Funds but this project does not warrant infrastructure improvements. He explained that this project will be removing two driveways which will minimize points of entry onto the street along San Fernando Road and along San Fernando Mission Boulevard.

COMMISSION DISCUSSION

A. Durham expressed his frustration with how the liquor license data is calculated which is based on the Los Angeles County population and not the City of San Fernando resident population and how it does not provide for an accurate depiction for our City.

Subsequent to discussion Commissioner Y. Mejia moved to approve Conditional Use Permit 2016-008 allowing for the sale of alcoholic beverages, including beer, wine, and distilled spirits for consumption off the premises (“off-sale general alcohol license”), in conjunction with a pharmacy drive-up window for the planned occupancy and operation of CVS Pharmacy, a retail drug store at 1204 San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2017-001 and the Conditions of Approval attached as Exhibit “A” to the resolution (Attachment No. 1) including the modification of condition #22 to read that the required time line of demolition to the existing building can be extended for up to 10 months upon receipt of a written request for an extension. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

AYES: Y. Mejia, A. Durham, and T. Haupt

NOES: None

ABSENT: K. Beaulieu

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ABSTAIN: None

STAFF COMMUNICATIONS

F. Ramirez asked for the Commission's availability for a second meeting in January which would be scheduled tentatively for Wednesday, January 18, 2017 for a modification of an existing Conditional Use Permit (Beer and Wine) and for the Housing types and zoning associated with Group Home and Transitional Housing. He also informed the commission about Plan Check Review submittal at 650 Glenoaks Blvd.

COMMISSION COMMENTS

A. Durham asked about 1075 N. Maclay Avenue and the status.

F. Ramirez indicated that the review has been completed and some beams the different garages have to be replaced.

T, Haupt informed staff that the No Parking in front of the Nueva Esperanza School along Fourth Street is not being enforced.

F. Ramirez stated that he will inform the Police Department so that Parking Enforcement can monitor it.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-Chair A. Durham moved to adjourn to the Special Meeting Date of Wednesday, January 18, 2017. Second by Commissioner Y. Mejia, the motion carried with the following vote:

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

7:25 P.M.

Fred Ramirez

Planning Commission Secretary