



**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF JANUARY 18, 2012 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 IN THE COMMUNITY DEVELOPMENT DEPARTMENT.

CALL TO ORDER

The meeting was called to order by Chairperson Julie Cuellar at 7:06 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Jose Ruelas

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners Alvin F. Durham and Jose Ruelas

ABSENT: None

ALSO PRESENT: City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner A. Durham moved to approve the agenda of January 18, 2012. Seconded by Vice-chair M. Rodriguez, the motion carried with the following vote:

AYES:	A. Durham, M. Rodriguez, J. Cuellar, and J. Ruelas
NOES:	None
ABSENT:	None
ABSTAIN:	None

CONSENT CALENDAR

Commissioner J. Ruelas moved to approve the minutes of December 6, 2011 meeting. Seconded by Vice-chair M. Rodriguez, the motion carried with the following vote:

AYES:	J. Ruelas, M. Rodriguez, J. Cuellar, and A. Durham
NOES:	None
ABSENT:	None
ABSTAIN:	None

PUBLIC STATEMENTS

Phil Kash – 702 Celis Street, San Fernando, CA – Mr. Kash urged the Planning and Preservation Commission to approve the San Fernando Road project which would stimulate new investment at that end of San Fernando Road. He noted that the proposed project signals much needed investments in the area.

PUBLIC HEARING 7A:

Variance 2011-08 and Site Plan Review 2011-10 – 1449 Pico Street, San Fernando, CA – Stefany Zamora, MCM-LA Engineering, Inc., 14545 victory Blvd., Suite 418, Van Nuys, CA 91340 – The proposed project

is to construct an approximately 882 square foot single-family dwelling. The applicant is requesting the approval of a variance to construct the required two-car garage for the residence with a distance of 13 feet from the street right-of-way along South Huntington Street. The project site is an approximately 2,500 square foot lot (100 feet in depth by 25 feet in width) located along 1400 block of Pico Street, between South Workman Street and South Huntington Street, within the R-2 (Multiple Family Dwelling) zone.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Variance 2011-08 and Site Plan Review 2011-10, pursuant to Planning and Preservation Commission Resolution 2012-01 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment1).

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

M. Rodriguez asked if the applicant considered constructing the garage at the rear of the property.

E. Arroyo explained that the property is an R-2 (Multiple Family Dwelling) zone and the maximum lot coverage is 40% and that building a detached garage would exceed the lot coverage.

M. Rodriguez stated that he was very familiar with the property because his family owned it for many years and that there aren't many construction options because of where the utilities are located.

J. Cuellar stated that she was concerned that the second floor would be rented out as a separate unit. She asked staff about the possibilities of separating the two floors and how that would impact the proposal.

F. Ramirez indicated that any future illegal subdivision of the single family home would be in violation of the variance application.

J. Cuellar asked about the perimeter fence height and the location of existing utilities.

E. Arroyo indicated that the fence would be three feet tall in the front and six feet tall at the rear and that all existing utilities will be maintained and there will be no cost to the city.

M. Rodriguez asked about cars parked outside garage that would block the sidewalk.

E. Arroyo indicated that condition #8 indicates that the garage shall not be obstructed and if there is a car blocking the sidewalk, it would be a citable offense.

Subsequent to discussion Vice-chair M. Rodriguez moved to approve Variance 2011-08 and approve Site Plan Review 2011-10. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

AYES:	M. Rodriguez, J. Ruelas, J. Cuellar, and A. Durham
NOES:	None
ABSENT:	None
ABSTAIN:	None

7B)

Conditional Use Permit 2011-06 – 639 San Fernando Road, San Fernando, CA 91340 – Joseph P. Mullen Bros. Inc., 840 W. Glendale Boulevard, Glendale, CA 91202 – The propose project is a request for a conditional use permit to allow for administrative/professional offices pursuant to Section 2.8(A) of the development standards for the Auto-Commercial Sub-District at 639 San Fernando Road. The requested conditional use permit would allow for a financing company to operate at the property while discontinuing the existing legal none-conforming use of the site as a used automobile dealership. The subject property is an approximately 5,920 square foot lot located along the 600 block of San Fernando Road, between Fox Street and Wolfskill Street, within the Truman/San Fernando District of the SP-4 (Corridor Specific Plan) zone and Redevelopment Project Area No. 2.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-02 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment1).

PUBLIC TESTIMONY

Mario Magaña – General Manager – Mr. Magaña indicated that the proposed business would provide consumer lender services and that they have been in business for 48 years. He stated that this is a well established business and it will provide a good presence in the city.

Phil Kash – 702 Celis Street, San Fernando, CA – Mr. Kash stated that the proposed project is a good project and a clean and quiet business that will be good for the area.

COMMISSION DISCUSSION

J. Ruelas asked if the project’s approval would preclude the site’s future use a used car dealership.

E. Arroyo indicated that the location was a new car dealership with an ancillary use of used cars for sale.

J. Ruelas asked if the conditional use permit (CUP) is transferrable if the site is ever sold in the future.

E. Arroyo clarified that the CUP runs with the land or until the Planning and Preservation Commission revokes the CUP as part of a public hearing process.

J. Ruelas asked if the site will comply with the applicable parking requirements.

E. Arroyo stated that the parking ratio is based on the gross square footage of the building and that the applicant will comply with the site’s on-site parking requirement.

J. Cuellar asked if the applicant ever decided to construct additional square footage would the project come back to the commission for review.

E. Arroyo stated that the commission would review the case only if the modifications did not meet the applicable development standards.

Commissioner A. Durham moved to approve Conditional Use Permit 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-02 and conditions of approval attached as Exhibit “A” to the resolution. Seconded by Vice-chair M. Rodriguez, the motion carried with the following vote:

AYES:	A. Durham, M. Rodriguez, J. Cuellar, and J. Ruelas
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

City Planner Fred Ramirez provided the commission with status updates on the following subjects:

- Redevelopment Agency
- Independent Cities Finance Authority- Get Home Now!
- Density Bonus Ordinance
- Smoking Ban Ordinance

COMMISSION COMMENTS

J. Cuellar asked staff for an update on the pending shade and fence structures at 1218 Fourth Street (Nueva Esperanza School).

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner A. Durham moved to adjourn to February 7, 2012. Second by Commissioner J. Ruelas, the motion carried with the following vote:

AYES:	A. Durham, J. Ruelas, J. Cuellar, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

8:34 P.M.
Fred Ramirez
Planning Commission Secretary