

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF DECEMBER 28, 2010, MEETING - 7:00 P.M.
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 Cono Rizzo at 7:09 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Robert Montañez

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Cono “Bud” Rizzo, Vice-chair J. Cuellar, Commissioners A. Lopez, R. Montañez, and M. Rodriguez

ABSENT: None

ALSO PRESENT: Community Development Director Paul Deibel, City Planner Fred Ramirez, Assistant Planner Rina Lara, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner R. Montañez moved to approve the agenda of December 28, 2010. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	R. Montañez, A. Lopez, J. Cuellar, B. Rizzo, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

CONSENT CALENDAR

- A) Approval of Minutes of the August 17, 2010 Planning and Preservation Commission; and
- B) Approval of Minutes of the September 8, 2010 Planning and Preservation Commission

Commissioner A. Lopez asked that the minutes reflect that he was absent from the August 17, 2010 meeting.

Vice-chair J. Cuellar moved to approve the minutes of August 17, 2010. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	J. Cuellar, A. Lopez, R. Montañez, B. Rizzo, M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

Vice-chair J. Cuellar moved to approve the minutes of the September 8, 2010 Planning and Preservation Commission. Seconded by Commissioner M. Rodriguez, the motion carried with the following vote:

AYES: J. Cuellar, M. Rodriguez, A. Lopez, R. Montañez, and B. Rizzo
NOES: None
ABSENT: None
ABSTAIN: None

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Mitigated Negative Declaration and Initial Study, Variance 2010-05, and Site Plan Review 2010-07 – 208 Jessie Street and 202 Jessie Street, San Fernando, CA 91340 – Park Properties, LLC, 601 S. Brand Blvd., 3rd Floor, San Fernando, CA – The proposed project involves the construction of a new 20 unit residential development that will integrate with an existing eight unit senior apartment complex located on the adjacent property. The project site is located within the R-3 (Multiple Family) zone and within the Redevelopment Project Area No. 3. Nineteen of the proposed apartment units will be reserved for rent to very low-income senior households and one unit will be occupied by the manager of the apartment complex. The project will require approval of a Mitigated Negative Declaration and Initial Study, as well as a variance from the City’s applicable R-3 zone development standards for density, building setbacks, building lot coverage, open space and on-site parking. In addition, the site plan review application for the project will be reviewed by the Planning and Preservation Commission in order to make a recommendation on the project to the Executive Director of the City of San Fernando Redevelopment Agency.

STAFF PRESENTATION

Assistant Planner Rina Lara gave the staff presentation recommending that the Planning and Preservation Commission approve the Mitigated Negative Declaration and Initial Study, approve Variance 2010-05, and recommend approval of Site Plan Review 2010-17 to the Executive Director of the Redevelopment Agency, all pursuant to approval of Planning and Preservation Commission Resolution 2010-13 and the conditions of approval attached as Exhibit “A” to the resolution.

P. Deibel introduced that the proposed project and notified the Planning and Preservation Commission that it needs a determination in order to facilitate funding.

P. Deibel introduced Marc Blodgett who is the consultant who performed the environmental analysis.

F. Ramirez clarified some key issues regarding the proposed project;

- The density allows for 43 units per acre, the applicant is requesting one more than allowed;
- Lot coverage allowed is up to 40% and the applicant is seeking 50% coverage;
- Applicant is seeking a reduced front along Park Avenue; and
- Parking is one to one ratio for 0-1 bedrooms but is proposing less because of density bonus.

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

R. Montañez asked how the applicant is proposing to clean between the fencing and the building with such a small setback.

F. Ramirez stated that staff is suggesting a creeping vine to grow up along wall because there isn't enough horizontal space for any other type of landscaping.

R. Montañez if all the buildings along Jessie Street have a 20 foot setback.

F. Ramirez indicated that yes for the most part they do and some buildings along Jessie Street have more.

A. Lopez asked if there were any intentions to merge the properties so that the parking can be shared.

F. Ramirez stated that the parking would be assigned based on need. He stated that the properties would function as one facility, and it will compliment that neighboring properties.

A. Lopez asked about the medical facility.

F. Ramirez indicated that the medical facility would only be for the tenants and not opened to the general public.

A. Lopez asked if there is language in the conditions to reflect that.

F. Ramirez stated that it is prohibited in the R-3 zone and that if the Commission agrees it could be identified in the conditions of approval as well.

A. Lopez asked how the new unit would be blended with the existing unit.

Ian Fitzsimmons – applicant – He stated that the entire site would be re-landscaped and that eventually both buildings would be painted. He added that the medical facility and salon would be for tenants only to get their haircut or styled by appointment only. He stated that in order to qualify to be a tenant that there are a set of requirements that are outlined by the CDC which identifies the tenant as “special needs”.

M. Rodriguez asked if the medical facility would be staffed on a regular basis and if so it would take away from the parking spaces available.

F. Ramirez indicated that anyone coming to the facility would be considered a visitor.

M. Rodriguez asked about the Americans with Disabilities Act (ADA) requirements for individuals with special needs and how those will be met.

F. Ramirez stated that whatever the requirements are that they will be reviewed at the Plan Check phase of the project as well as be required by the funding sources.

M. Rodriguez asked about the need for a medical vehicle having access on the property. He asked if they would be using Jessie Street.

F. Ramirez stated that there is an elevator and walkway along Park Avenue that would be accessible for emergency or medical vehicles needing access to the building or its tenants.

M. Rodriguez asked if there is a construction time line or is this project concurrent with 131 Park Avenue.

F. Ramirez stated that this project will be bundled with the Park Avenue project for funding purposes. That the projects will be built on a fast tract schedule.

M. Rodriguez asked if there was a construction management plan.

P. Deibel pointed out that it is listed as No. 28 of the conditions of approval.

Subsequent to discussion, Commissioner R. Montañez moved to approve the Mitigated Negative Declaration, Initial Study, and Variance 2010-05 and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2010-17. Seconded by Commissioner A. Lopez, the motion carried with the following vote:

AYES:	Montañez, A. Lopez, J. Cuellar, C. Rizzo, and M. Rodriguez
NOES:	None
ABSENT:	None
ABSTAIN:	None

STAFF COMMUNICATIONS

P. Deibel informed the Commission that there is nothing scheduled for the January 4, 2011 meeting , but that there could be a possibility to schedule a Special Meeting for January 19, 2011.

F. Ramirez reminded the Commission about the submittal of their resumes for the Certified Local Government application.

COMMISSION COMMENTS

A. Lopez stated he received an e-mail from a concerned resident regarding the handicap rams at Fourth Street and N. Huntington and what the timeline for the installation would be.

F. Ramirez suggested that Commissioner Lopez forward him the e-mail to research and respond.

J. Cuellar asked that when a resident obtains a building permit does it indicate or does staff inform the resident about the days and times when construction is allowed.

M. De Santiago informed the Commission that the information is printed on the construction permit.

M. Rodriguez thanked staff for their quick response with regards to the vegetation and potholes that he reported.

B. Rizzo commended the Commission for their work on tonight's project and he thanked the developer for the creative designs.

PUBLIC STATEMENTS

None

ADJOURNMENT:

Commissioner R. Montañez moved to adjourn to February 1, 2011. Second by Commissioner A. Lopez, the motion carried with the following vote:

AYES: R. Montañez, A. Lopez, J. Cuellar, B. Rizzo, and M. Rodriguez
NOES: None
ABSENT: None
ABSTAIN: None

8:37 P.M.
PAUL DEIBEL
Planning Commission Secretary