



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

**MINUTES OF THE SPECIAL MEETING OF
MARCH 18, 2014**

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 Theale Haupt at 7:00 P.M.

PLEDGE OF ALLEGIANCE

Led by Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Commissioners Kevin Beaulieu, Y. Mejia, and Rudy Salinas

ABSENT:

Vice-chair Alvin Durham

ALSO PRESENT

Community Development Director Fred Ramirez and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda for March 18, 2014. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

CONSENT CALENDAR

No Items

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Modification of Variance 2013-04 (RE: conditional Use Permit 2013-07 and Site Plan Review 2013-07) – 460 San Fernando Mission Blvd., San Fernando, CA – Robert Grosse, WSS, 13425 South Figueroa Street, Los Angeles, CA 90061 – The proposed project is a request to modify a previously approved Variance 2013-04 in order to allow the construction of a 4,696-square-foot addition to the existing 6,171-

square-foot commercial building with a reduced front and side setbacks, a primary lot coverage of 62 percent, and use of an off-site parking facility for a portion of the required parking. The project site at 460 San Fernando Mission Boulevard is an approximate 17,500-square-foot lot located on the easterly corner of San Fernando Mission Boulevard and Hollister Street, within the C-1(Limited Commercial) zone. The site planned off-site parking facility at 1136 Hollister Street is an approximate 10,000-square-foot lot located on the southwesterly portion of the 1100 block of Hollister Street, between San Fernando Mission Boulevard and South Maclay Avenue, within the R-2 (Multiple Family Residential) zone.

The request to modify the existing variance would allow for the proposed addition to the existing building at 460 San Fernando Mission Boulevard while maintaining a side yard setback of four feet and three inches along Hollister Street, exceeding the permissible lot coverage by two percent on the primary lot, and modification of the parking layouts on-site and at the off-site parking lot at 1136 Hollister Street in order to allow for the diagonal parking lot configuration with one-way through access from Hollister Street to Hewitt Street at said off-site parking facility. The total parking provided for the Project includes a total of 34 proposed parking space (i.e., 10 on-site and 24 at the off-site parking facility at the 1136 Hollister Street). The subject sites were previously entitled by the City on August 20, 2013, when the Planning and Preservation Commission approved Variance 2013-04 and Conditional Use Permit 2013-07.

STAFF PRESENTATION

Community Development Director Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission continue consideration of the proposed request to modify Variance 2013-04 to the next regularly scheduled meeting of April 1, 2014.

COMMISSION DISCUSSION

Michael Eschger (the applicant's representative) made himself available to answer any questions.

K. Beaulieu asked the applicant if the project would start soon.

M. Eschger stated that WSS is ready to start the project once it received approval from the city.

T. Haupt stated that the Commission had some reservations with approving the variance the first time, particularly because of the amount of proposed signage.

7:10 p.m. Open Public Hearing

No comments

7:13 p.m. Closed Public Hearing

Commissioner Y. Mejia moved to continue consideration of Modification of Variance 2013-04 to the regular meeting of April 1, 2014. Seconded by K. Beaulieu, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez provided the commission with a brief update of the upcoming applications that are scheduled to be presented in the near future.

COMMISSION COMMENTS

Y. Mejia asked staff if the window signage at Fiesta Insurance was approved.

PUBLIC STATEMENTS

None

ADJOURNMENT:

Commissioner K. Beaulieu moved to adjourn to April 1, 2014. The motion carried unanimously with the following vote:

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

7:37 P.M.
Fred Ramirez
Planning Commission Secretary