



**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF THE MARCH 6, 2012 , 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 Julie Cuellar at 7:11 P.M.

PLEDGE OF ALLEGIANCE

Led by Vice-chair Mario Rodriguez

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, Community Development Secretary Michelle De Santiago, and City Consultant Marc Blodgett

APPROVAL OF AGENDA

Vice-chair M. Rodriguez moved to approve the agenda of March 6, 2012. Seconded by 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

CONSENT CALENDAR

Commissioner A. Durham moved to approve the minutes of the Special Meeting of January 18, 2012. Seconded 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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

General Plan Amendment 2012-01, Zone Change 2012-01, Lot Line Adjustment 2012-01, Site Plan Review 2012-01, Initial Study and Mitigated Negative Declaration – 1501, 1529, and 1601 First Street and 112, 116, and 124 Harding Avenue, San Fernando, CA 91340 – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3rd Floor, San Fernando, CA 91340 – The proposed development consists of two

neighboring affordable housing projects (the “Project”) consisting of a total of 113 dwelling units. The proposed Project would require a general plan map amendment and zone change to convert industrially zoned property along Harding Avenue to high density residentially zoned property. Each project site will be developed with a 45-foot, four-story building with a parking garage located on the first floor. Phase 1 of the Project at 1501 and 1529 First Street will be developed with an 84-unit multi-family housing project with parking on-site for 112 vehicles within a first-floor garage. Phase 2 of the Project at 112 vehicles within a first floor garage. The Project sites are located along Harding Avenue, between First Street and Second Street.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission recommend approval of the General Plan Amendment 2012-01, Zone Change 2012-01, and Site Plan Review 2012-01 and recommend adoption of the Initial Study and Mitigated Negative Declaration.

City Consultant Marc Blodgett from Blodgett Baylosis Associates, Inc. gave a brief overview of the environmental analysis associated with the proposed project.

PUBLIC TESTIMONY

Esmeralda Cariega – CSUN Student – Ms. Cariega asked if the proposed project would be provided visitor parking and if the local schools could accommodate the additional students associated with the proposed project.

F. Ramirez explained the Developer Fees paid to the Los Angeles Unified School District and how the fees collected are to accommodate capacity at current schools as well as used to build new school facilities.

COMMISSION DISCUSSION

J. Cuellar asked about the current number of vehicular trips being generated as opposed to the additional 700 trips that the proposed project would generate.

M. Blodgett explained that he came out to the site and counted cars in the peak hours. He explained that there were only 3 times when there were more the five cars waiting at the signal light at the intersection of Harding Avenue and First Street.

J. Cuellar indicated that she drives that path everyday and that gets stuck behind the stop sign since there is a lot of traffic cued at the signal light on Maclay Avenue and First Street. Additionally she asked if the counts were done over a course of several days.

M. Blodgett indicated that he counted cars one day during peak hours and that it was not weekend.

J. Cuellar asked how many tenants would the proposed project accommodate.

F. Ramirez indicated that based on the size of the units and the number of bedrooms that the project would house approximately 300 tenants.

M. Rodriguez stated that his parents live within the 500 feet but that he has no personal gain by making a decision on the proposal. He asked if there were any environmental remediation on the soils at that location. He expressed concern with the parking in that neighborhood. He asked about the concession being requested by the applicant with regards to the open space and he asked why the applicant hadn't thought of a lower number of proposed units in order to accommodate the open space. He was also concerned that there was a lot of information to go over and that he had not finished reading through the entire packet before the meeting.

E. Arroyo indicated that the proposal had common area such as that of the community room and community garden. He stated that the applicant can request up to three concessions and that the city must approve the concessions according to the State regulations if the zone change is approved.

M. Rodriguez asked if the city can require the applicant to make improvements to Layne Park to accommodate the increased usage.

F. Ramirez indicated that Public Works Department will conduct a study to ensure that the sewer isn't being impacted by the additional usage.

M. Blodgett indicated that because the project is in the conceptual phase it is hard to determine how much of an impact if any to the existing infrastructure.

J. Cuellar indicated that the Charter School at 1218 Fourth Street is at capacity and that they have resorted to a lottery for those on the waiting list. She asked that is the area is impacted by traffic or parking can it be reassessed in the future or become a parking district. She acknowledged the letter submitted by the Haro Family with regards to the privacy concerns.

J. Ruelas asked if there are plans for future traffic studies. He stated that he sees all of the benefits that the proposed project may bring to the community. He expressed some concerns that there is no designated visitor parking being proposed.

M. Blodgett said that he will work with staff on further traffic impact analysis.

A. Durham said that he is familiar with the area since he lives on N. Huntington Street, which is not too far from the proposed project. He stated he had some concerns with Fermoore Street becoming a vehicular egress and ingress. He noted that he is concerned with the proposed 45 feet building height within the surrounding residential area.

J. Cuellar stated that there was a lot of information to go over and she said she would be in favor of continuing the item to a special meeting.

Ian Fitzsimmons – applicant stated that the project needs entitlements prior to submittal to the state for funding and the soonest construction would start would be approximately January 2013.

J. Cuellar asked how long has the Park Avenue project taken to start construction.

I. Fitzsimmons stated it has been one year since it's approval.

J. Cuellar noted that Layne Park needs some improvements and asked if those improvements consisting of bathrooms, shaded area, and eating area could be made part of the project's approval to offset their need for common open space.

I. Fitzsimmons stated he would have to present that request to the principals/owners of the proposed project.

Subsequent to discussion by the commission, Chairperson J. Cuellar moved to continue the item until a Special Meeting to be held on Wednesday, March 14, 2012. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

City Planner Fred informed that commission of some of the projects that will presented to them at the near futures which include:

- Density Bonus Ordinance
- Smoking Ban Ordinance
- Building Code update by reference

ADJOURNMENT

Commissioner A. Durham moved to adjourn to March 14, 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

9:52 P.M.
FRED RAMIREZ
Planning Commission Secretary