

**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF APRIL 5, 2011, 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 Vice-chairperson Julie Cuellar at 7:07 P.M.

PLEDGE OF ALLEGIANCE

Led by Vice-chairperson Julie Cuellar

OATH OF OFFICE

Michelle De Santiago administered the Oath of Office to incoming Commissioners Alvin F. Durham, Jr. and Jose Ruelas

ROLL CALL

The following persons were recorded as present:

PRESENT: Vice-chair Julie Cuellar, Commissioners Alvin F. Durham Jr., Robert Montañez, and M. Rodriguez, and Jose Ruelas

ABSENT: None

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

COMMISSIONER REORGANIZATION

Commissioner R. Montañez nominated J. Cuellar for Chairperson and nominated M. Rodriguez for Vice-chair. Seconded by A. Durham, the motion carried with the following vote:

AYES: R. Montañez, A. Durham, J. Cuellar, M. Rodriguez, and J. Ruelas

NOES: None

ABSENT: None

ABSTAIN: None

APPROVAL OF AGENDA

Commissioner R. Montañez moved to approve the agenda of April 5, 2011. Seconded by Commissioner M. Rodriguez, the motion carried with the following vote:

AYES: R. Montañez, M. Rodriguez, J. Cuellar, A. Durham. and J. Ruelas

NOES: None

ABSENT: None

ABSTAIN: None

CONSENT CALENDAR

Commissioner R. Montañez moved to approve the minutes of December 28, 2010 meeting and the February 1, 2011 meeting. Seconded by Chairperson J. Cuellar, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2011-01 (CUP 2011-01) and Variance 2011-03 (VAR 2011-03) – 603 San Fernando Road, San Fernando, CA - Aszkenazy Development, Inc., 601 South Brand Blvd., San Fernando, CA – A request for modification of a previously approved conditional use permit (CUP 2009-01) to also allow for the operation of administrative, professional and government offices, and workplace studios as conditionally permitted uses per Section 2.8 (A) of the San Fernando Corridors Specific Plan (the “Specific Plan”), as well as a determination from the Planning and Preservation Commission that medical uses are similar and compatible uses to those conditionally permitted uses in the zoning district and that these meet the purposed and intent of the Auto Commercial Sib-District and of the Specific plan, pursuant to Specific Plan Code Section 2.8 (C). In addition, the project applicant is requesting a variance from City Code Section 106-832(a) regarding applicable parking lot design standards in order to allow for tandem parking to meet a portion of the on-site parking requirement specifically associated with the operation of future medical uses. The project is also located within the San Fernando Redevelopment Project Area No.2.

STAFF PRESENTATION

Assistant Planner Rina Lara gave the staff presentation recommending that the Planning and Preservation Commission:

1. Approve Conditional Use Permit 2011;
2. Make the determination that medical uses are similar and compatible to those uses conditionally permitted in the zoning district; and
3. Approve Variance from City Code to allow for tandem parking to meet portion of the on-site parking requirement specifically associated with the operation of future medical uses; all of the above pursuant to Planning and Preservation Commission Resolution 2011-04 and conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

PUBLIC TESTIMONY

Phillip Cash- 702 Celis Street, San Fernando, CA – Mr. Cash stated that he had no ties to the developer that his concerns were with the proposed development and how the success of the site would affect the surrounding businesses. He asked about the trees being proposed in the parking lot and the height of the building and if it would tower all of the neighboring properties.

F. Ramirez indicated that the trees being proposed in the parking lot are smaller trees to fit in the landscaping planter and the building would stay as is with respect to the height.

COMMISSION DISCUSSION

M. Rodriguez asked how many parking spaces would be lost.

R. Lara stated that there would be a total of six spaces on-site which were accounted for in the original conditional use permit (CUP).

M. Rodriguez asked how many tenants are being proposed.

R. Lara indicated that the number of tenants would be determined by the final use of the building.

R. Montañez asked about the landscaping, trash enclosure and the medical deliveries to the subject site.

R. Lara noted the location of new perimeter landscaping within the modified parking area and noted the location of loading area.

R. Montañez asked what portion of the building is being enclosed.

F. Ramirez stated that the portion of being that is being enclosed are the former automotive service bays.

R. Montañez asked about the entrance into the building and if it would remain in the present location and if the tenant is proposed shade trees within the parking lot.

F. Ramirez indicated that for a single tenant it would remain where it is but if the building were to accommodate multiple tenants, the building could include additional entrances. Additionally, he stated that the applicant is proposed to use landscape to infiltrate water and comply with NPDES and storm water regulations.

J. Ruelas expressed his concern with the ability to safely making a left turn from Fox Street onto San Fernando Road.

F. Ramirez stated that he believes that left turns from Fox Street onto San Fernando Road is not permitted and there may need to be a sign to indicate that and he would recommend that be reviewed by the Public Works Department and the Transportation and Safety Commission.

J. Ruelas asked about the operating hours and how they might change depending on occupancy. He also asked about the proposed uses potential affect to tax revenue, property tax and sales tax.

F. Ramirez indicated that there has been in increase in the property tax because of the purchase by the applicant which triggered a new assessment of the property. He noted that sales tax revenue was high when it was a successful car dealership, dialysis business is not a sales tax providing business, but they are subject to business license fees, permit fees, and retail sales tax if not medical use.

J. Cuellar asked how much of the building would be used by the dialysis center.

F. Ramirez stated that the answer would be best answered by the applicant.

J. Cuellar asked how many beds are already being used at the current dialysis center on South Brand Boulevard and how many are being proposed.

Ian Fitzsimmons – representative of the applicant, stated he didn't know the final bed count proposed as part of the project since it is in the preliminary stages.

F. Ramirez indicated that apart from the number of beds being proposed the Commission should also take into consideration the square footage for equipment. Which would impact the final bed count.

J. Cuellar indicated that if the tenant does provide a patient drop-off location that the cross-walk needs to be identified. She asked if there were any other tenants being proposed.

I. Fitzsimmons indicated that they have not secured other tenants since it does take a long time to get the approvals from the city and some prospective tenants are not willing to wait too long.

J. Cuellar asked about the building being occupied by a gym and if that is still an option.

I. Fitzsimmons indicated that that the tenant lease fell through.

J. Ruelas indicated that the site does not seem pedestrian friendly.

F. Ramirez stated that the building had two entrance points and is located at the eastern edge of the city making it a drive to location.

J. Cuellar asked where the paramedics or ambulance would park.

I. Fitzsimmons indicated that it would be determined further in the development of the final site plan submitted for building permits.

A. Durham asked if the dialysis center would occupy the entire building.

I. Fitzsimmons said yes.

R. Montañez asked if it would be a good idea to promote a lunch area along the Truman Street.

I. Fitzsimmons stated that he doesn't know what the interior design will be but that the problem with the lunch area along Truman Street is that there is a difference in grade levels approximately 2-3 feet.

R. Montañez asked if the location could become an auto dealership again.

F. Ramirez indicated that yes it can based on the fact that automotive dealerships are permitted uses.

J. Ruelas emphasized that the tandem parking must be managed properly and should be noted in the conditions of approval.

Subsequent to discussion Vice-chair M. Rodriguez moved to approve Conditional Use Permit 2011-01 and Variance 2011-03. Seconded by Commissioner R. Montañez, the motion carried with the following vote:

AYES: M. Rodriguez, R. Montañez, J. Cuellar, A. Durham, and J. Ruelas

NOES: None
ABSENT: None
ABSTAIN: None

STAFF COMMUNICATIONS

Assistant Planner Edgar Arroyo handed out the Mitigated Negative Declaration and the Traffic Study for the 700-753 San Fernando Road proposal, which will be presented at the Commissioner's upcoming April 26, 2011 Special Meeting.

COMMISSION COMMENTS

Vice-chair M. Rodriguez welcomed the new Commissioners.

PUBLIC STATEMENTS

None

ADJOURNMENT

Commissioner R. Montañez moved to adjourn to the Special Meeting of April 26, 2011. Seconded by Vice-chair M. Rodriguez, the motion carried with the following vote:

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

8:48 P.M.
PAUL DEIBEL
Planning Commission Secretary