

**CITY OF SAN FERNANDO
PLANNING COMMISSION
MINUTES OF MAY 4, 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 Antonio Lopez

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Cono “Bud” Rizzo, Vice-chair Cathe Casillas, Commissioners, Julie Cuellar, Antonio Lopez and Robert Montañez
ABSENT: None
ALSO PRESENT: Community Development Director Paul Deibel, Senior Planner Fred Ramirez, Assistant Planners Rina Lara and Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Commissioner R. Montañez moved to approve the agenda of May 4, 2010. Seconded by Vice-chair C. Casillas, the motion carried with the following vote:

AYES:	R. Montañez, C. Casillas, Julie Cuellar, A. Lopez and B. Rizzo
NOES:	None
ABSENT:	None
ABSTAIN:	None

CONSENT CALENDAR

Commissioner J. Cuellar moved to approve the minutes of March 2, 2010. Seconded by Vice-chair C. Casillas, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Site Plan Review 2010-02 and Variance 2010-02 – 1210 Griffith Street, San Fernando, CA 91340 – Moises Cardenas, 14545 Victory Blvd., Van Nuys, CA 91411 – The proposed project is to construct and approximately 1,377 square foot two-story single-family residence with an attached one-car garage by demolishing an existing 588 square foot nonconforming single-family residence. The subject site is an approximate 2,500 square foot interior lot within the R-2 (Multiple-Family Dwelling) zone and Redevelopment Project Area No. 1A.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Variance 2010-02 and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2010-02, pursuant to Planning and Preservation Commission Resolution 2010-06 and conditions of approval attached as Exhibit "A" to the staff report.

PUBLIC TESTIMONY

COMMISSION DISCUSSION

R. Montañez asked what the distance were from the project site's driveway to neighbor's driveway. He asked if there was enough space to park car on the street directly in front of the home, and where the garbage cans would be located.

E. Arroyo indicated that the garbage cans would be behind a view obscuring fence and would not be visible from the public-right-of-way.

R. Montañez inquired as to the materials the fence would be constructed of.

F. Ramirez indicated that it would be a wood fence or a picket fence.

R. Montañez indicated that the design of the roof appears out of proportion in the renderings.

F. Ramirez stated that the renderings are not shown correctly.

R. Montañez asked how the rain gutters would be incorporated and if all of the doors and windows are consistent. Additionally he asked if the applicant was proposing anything with the block wall.

F. Ramirez indicated that a lot of the craftsman homes don't have rain gutters but they can be designed in. He stated that all of the doors and windows to be installed at the home will be in keeping with the proposed architectural design. Additionally, he indicated that the block wall belongs to the neighbor.

C. Casillas asked about the requirement for the utility services to be located underground and whether the existing pole needed to remain.

F. Ramirez indicated that the utility pole that can be seen in the photographs is actually providing structural support to the other utility poles across the street, therefore, it has to remain. All utilities coming to and feeding onto the site have to be brought in underground.

C. Casillas asked about the restrictions on a two-story structure and if there are any special permits or approval from the surrounding neighbors with regards to loss of privacy.

F. Ramirez stated that the code is applicable to all properties and height limitations are identified in the development standards.

A. Lopez inquired about the location of future trees.

F. Ramirez stated that the location of the trees and the species would be determined by the Public Works Department and that the trees would be in conjunction with the Tree Commission's Tree Plan.

A. Lopez inquired about the existing conditions of the site.

E. Arroyo indicated that the property had recently been purchased.

C. Casillas asked if the Planning and Preservation Commission can request that a decision on the location and species of the tree is made that a mature tree be planted instead of a sapling.

A. Lopez asked if the applicant supplies the tree, who is responsible for maintaining it.

F. Ramirez stated that once the tree is planted it becomes city property however, the property owner is responsible for maintaining it.

Subsequent to discussion commissioner R. Montañez moved to approved Variance 2010-02 and recommend to the Executive Director of the Redevelopment Agency approval of Site Plan Review 2010-02. Seconded by A. Lopez, the motion carried with the following vote:

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

7B)

Planning Review 2010-06 : Land Use Determination – 12960 Foothill Blvd., San Fernando, CA 91340 – Tastee Express, Inc., (dba The Best Hotdog) 37430 96th Street, Littlerock, Ca 93543 – A request for approval of Plan Review 2010-06 to allow the operation of a hotdog and coffee vendor cart a the front entrance to the Home Depot building. Based on the Planning and Preservation Commission's determination that the proposed ancillary retail use is similar to and no more objectionable than the primary retail use and other permitted uses within the C-2/PD (Commercial /Precise Development Overlay) zone and within Redevelopment Project Area No. 3A.

STAFF PRESENTATION

Assistant Planner Rina Lara gave the staff presentation recommending that the Planning and Preservation Commission approve Plan Review 2010-06 authorizing operation of a hotdog and coffee vendor cart at the Home Depot site based on the Commission's determination that the proposed ancillary use is similar to and no more objectionable than other permitted uses within the C-2/PD (Commercial/Precise Development Overlay) zone, pursuant to Planning and Preservation Commission Resolution 2010-05.

PUBLIC TESTIMONY

None

COMMISSION DISCUSSION

R. Montañez asked if the cart would be removed on a daily basis or remain stationery.

R. Lara indicated that it would be removed on a daily basis.

F. Ramirez indicated that No. 6 of the conditions of approval indicated the hours of operation and the removal of the cart on a daily basis.

R. Montañez asked if the Health Department would be monitoring the cart.

R. Lara confirmed that the applicant must obtain approvals from the Health Department.

C. Casillas asked how the applicant would provide power to the cart.

R. Lara indicated that the cart is self-contained with propane and ice and no electricity would be needed to power the cart.

A. Lopez asked about how the applicant was proposing to dispose of the trash generated.

James Rosini – the applicant, stated that he will provide a trash container and that he would haul away the trash on a daily basis. He stated that he has been the owner and operator of a similar cart for the past 16 years which operates in the Glendale Home Depot. Additionally, he indicated that the Health Department requires that the cart be self-contained; propane, water and soap will be filled at the commissary.

B. Rizzo asked if the applicant would be stationed in the path of travel.

F. Ramirez indicated that the Building and Safety Supervisor will make that determination and it is at his discretion.

Vice-chair C. Casillas moved to approve Plan Review 2010-06 authorizing the operation of hotdog and coffee cart at the Home Depot, based of the determination the proposed ancillary use is similar to and more objectionable than other permitted uses within the C-2/PD zone. Seconded by A. Lopez, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

P. Deibel indicated that there is the possibility of a special meeting on June 15, 2010. Additionally he invited the commission to the skate park design workshop meeting on May 6 at the aquatic center.

COMMISSION COMMENTS

A. Lopez asked about the status of the Charter School on Fourth Street.

F. Ramirez stated that staff anticipates the initiation of Plan Check process to take place in the next 2-3 weeks.

PUBLIC STATEMENTS

None

ADJOURNMENT:

Chairperson B. Rizzo moved to adjourn to June 1, 2010. Second by Commissioner R. Montañez, the motion carried with the following vote:

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

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