



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

**MINUTES OF THE
MAY 6, 2014 MEETING
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 at 7:01 P.M.

PLEDGE OF ALLEGIANCE

Led by Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, Y. Mejia, and Rudy Salinas

ABSENT

None

ALSO PRESENT

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

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda for May 6, 2014. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

PUBLIC STATEMENTS

Fred Ramirez introduced the new City Manager Brian Saeki to the Planning and Preservation Commission.

Jessie Avila – 319 N. Workman Street, San Fernando, CA 91340 – Councilmember Avila informed the commission that the City Council will be conducting a study session to consider the possibility of the consolidation of city commission and/or change the structure of the commissions.

CONSENT CALENDAR

Vice-chair A. Durham moved to approve the minutes of the February 4, 2014 Planning and Preservation Commission meeting. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A: Conditional Use Permit 2014-01 and Modification of Variance 1995-02 – 1242 Pico Street, San Fernando, CA 91340 – Janelle P. Williams Land Use Services (on behalf of Carrillo's Tortilleria), 2418 Honolulu Avenue, Unit B, Montrose, CA 91020 – The proposed project is a request for review and approval of a conditional use permit to allow an existing restaurant to sell beer and wine for on-site and off-site consumption. Pursuant to Code Sections 106-176, et al., sale of beer and wine for on-site or off-site consumption required the Planning and Preservation Commission's approval of a conditional use permit. The restaurant currently has a legal non-conforming entitlement to sell beer and wine for off-site consumption as the use was established at the C-2 (Commercial) zoned property as a permitted use prior to the City's 1985 Comprehensive zone code update (City Ordinance No. 1270; Adopted September 30, 1985). The 1985 zone code update required all future applicants seeking to sell alcoholic beverage for on-site or off-site consumption to obtain approval by City's Planning and Preservation Commission of a conditional use permit. Furthermore, the project includes a request to modify Variance 1995-02, which was previously approved by the City to allow a reduction in the required minimum number of on-site parking spaces from 10 to 6 (City Code Section 106-822(c)(2)). The current proposal would modify the existing variance to allow three of the six on-site parking spaces to be designed in a tandem parking configuration (City Code Section 106-822). The project site is an approximate 7,275 square foot lot improved with an approximate 5,026 square foot commercial building located at 1242 Pico Street; at the southeast corner of Pico Street and Kalisher Street within the City's C-2 (Commercial) zone.

STAFF PRESENTATION

Community Development Director Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2014-01, to allow for the ancillary sale and the on-site consumption of alcoholic beverages in conjunction with the operation of Carrillo's Tortilleria, a bona fide public eating place at 1242 Pico Street and approve a request to modify Variance 1995-02, which was previously approved to allow a reduction in the required minimum number of on-site parking spaces from 10 to 6 to now allow three of the on-site spaces to be designed in a tandem parking configuration, pursuant to Planning and Preservation Commission Resolution 2014-05 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 1).

PUBLIC TESTIMONY

Janelle Williams (applicant) stated that the staff report was very detailed so she didn't have anything to add. She did indicate that the restaurant had a recent incident where an employee sold beer to an underage patron, but stated that it was the first and last time that violation was made.

William Luna (restaurant owner) stated that he is the third generation owner and that he has operated the establishment for 43 years. He stated that he has spoken to the employee who is apologetic about the incident and that she will be attending training to avoid this from happening again. Mr. Luna informed the commission

that all employees will be attending this same training in the near future. He stated that he agrees with all the conditions being asked of him.

COMMISSION DISCUSSION

T. Haupt stated that he truly believes that it was just human error and poor math on behalf of the employee. He stated he has full confidence in that this would not happen again.

K. Beaulieu asked if the number of tandem parking spaces being requested is three and is there a maximum amount of two.

F. Ramirez reminded the commission that the recent applications approved by the commission were for three tandem spaces which were for Tricolor Auto Sales as well as the Mission Community Hospital.

K. Beaulieu stated that when you visit Carrillo's you know that you will need to park on the street. He recommended that the tandem parking be designated for employees.

F. Ramirez pointed out that the conditions of approval request that all security metal doors that exist on the building shall be removed and installed on the interior of the building. Additionally he indicated that the barbed wire needs to be removed and the chain link fence can be raised an additional two feet.

K. Beaulieu asked about the landscaping on site.

F. Ramirez indicated that staff will work with the applicant regarding the above the ground planters placement, maintenance and species. He also recommended that the conditions of approval include language that staff must report to the commission if in one year's time there are any repeat offenses with regards to the conditional use permit for alcohol.

Subsequent to discussion Commission K. Beaulieu moved to approved Conditional Use Permit 2014-011 and the Modification of Variance 1995-02 with the added conditions that there be landscaping along Kalisher Street, the two Southeasterly tandem parking spaces to be designated as employee parking and that the project be reviewed in one year for any repeat offenses. Seconded by Vice-Chair A. Durham, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez informed the commission that staff is currently working on the following projects:

- Fiscal Year 2014-2015 Budget
- Council Priorities and Goal Setting
- JC Penny Apartments
- Metro Transit Authority
- Charter School student increase

COMMISSION COMMENTS

T. Haupt asked staff for an update on the carports along Jessie Street

K. Beaulieu asked about the different types of advertisement allowed at the Library Plaza

A. Durham expressed his concern with the lack of chaperones provided for the student from the charter schools when traveling to the local park.

PUBLIC STATEMENTS

None.

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to June 3, 2014. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:48 P.M.
Fred Ramirez
Planning and Preservation Commission Secretary