



**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF MAY 7, 2013 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 Theale Haupt at 7:03 P.M.

PLEDGE OF ALLEGIANCE

Led by Chairperson Theale Haupt

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners, Yvonne Mejia and Rudy Salinas

ABSENT:

Commissioner Kevin Beaulieu

STAFF PRESENT:

City Planner Fred Ramirez, City Attorney Isabel Birrueta, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of May 7, 2013. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

CONSENT CALENDAR

Commissioner Y Mejia, moved to approve the minutes of the March 5, 2013 and April 9, 2013 Planning and Preservation Commission meetings. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Conditional Use Permit 2013-01 (CUP 2013-01) – 227 N. Maclay Avenue, San Fernando, CA 91340 – The proposed project is a request for approval of a conditional use permit to allow for the ancillary sale and on-site consumption of alcoholic beverages (“on-sale alcohol permit”) in conjunction with the operation of “Library Bistro,” a bona fide eating establishment. The existing restaurant occupies an approximate 1,007 square foot unit within “Library Plaza”, a multi-tenant commercial center located on the northerly portion of the 200 block of North Maclay Avenue, within the Downtown District (City Center Sub-District) of the SP-4 (Corridor Specific Plan) zone.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2013-01, to allow for the ancillary sale and on-site consumption of alcoholic beverages in conjunction with the operation of “Library Bistro,” a bona-fide eating establishment, pursuant to Planning and Preservation Commission Resolution 2013-02 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).

City Planner Fred Ramirez informed the commission of the following amendments to the conditions of approval for the proposed project:

- Section 4.D to read “New Personnel and/or new operators have 60 days to complete the education and training from Alcohol Beverage Control (ABC);
- Require that all persons who serve alcohol be a minimum of 21 years of age;
- Conditions of Approval for the project be made available upon request; and
- If the applicant wants to modify the license from Type #41 to #47 it can be modified administratively.

PUBLIC TESTIMONY

Olga Sanders – 219 N. Hagar Street, San Fernando – Ms. Sanders expressed concern with allowing for the consumption of alcohol at the Library Bistro because of its proximity to the County Library. She stated that she frequents the library along with the children who attend her home daycare facility and she feels that the hours allowed to serve alcohol should be restricted to when the library is closed.

Dennia Jones – 14141 Polk Street #31, Sylmar – Ms. Jones indicated that dinner hours are slow at the Bistro. She has had dinners ask for a glass of wine with their meal. She stated that if the CUP is allowed it would bring something different to the city.

Bianca Ceballos – 17658 Bryan Place, Granada Hills – Ms. Ceballos stated that she has worked as a server at the age of 18 and at that time she was allowed to take request for alcohol and serve it to the customer. She wanted clarification on it the restriction is a uniform law or a restriction for the Library Bistro as part of the approval.

Vanessa Ceballos – 429 Newton Street, San Fernando – Ms. Ceballos stated that she is really excited about the project. She stated that she works in the city and it would be a place that she would take potential vendors to discuss business while spending dollars within the city limits.

Julie Cuellar – 432 Harps Street – San Fernando – Ms. Cuellar stated that she was there representing other parents of Nueva Esperanza Charter School and she expressed concerns with allowing liquor to be served at the Library Plaza because of the amount of children that visit the library and the proximity to the school. She stated

that the Planning and Preservation Commission should require the applicant to re-apply to the commission if the alcohol license type is going to be changed.

COMMISSION DISCUSSION

R. Salinas asked if the outside dining will continue if the CUP is approved?

F. Ramirez stated that the outdoor dining will continue, but alcohol sales would be allowed outdoors.

Y. Mejia stated that as a resident she is pleased to see the project proposal. Additionally, she asked how the applicant planned on advertising if there are rules regarding window signage and why the language on the license modification.

E. Arroyo indicated that in the past applicants who have wanted to change a license from #41 to #47 had to pay an application fee and required a public hearing before the Planning and Preservation Commission.

T. Haupt asked where on the conditions of approval does it specify what type of license the commission is considering.

F. Ramirez indicated that it had been left out of the report but would be listed as part of condition #2 and it will be amended to identify the license type.

T. Haupt asked about condition #4e and how it applies to the applicant and condition #7 regarding signage visible from the parking lot.

F. Ramirez indicated that condition #4e is standard language and that #7 can be revised to from parking lot to courtyard.

A. Durham indicated that he has heard good arguments for and against the proposal but that he doesn't have a specific reason to vote against it.

Y. Mejia stated that she understands the concern expressed about the children in the area. She stated that the owner, after ABC education and training would be responsible for using her best judgement when serving patrons.

R. Salinas stated that his younger brother attends Nueva Esperanza and that he hasn't heard a great deal of concern coming from the parents regarding the proposal.

T. Haupt reminded those in attendance that the proposal is not for a bar; the proposal is for a restaurant and that the beer and wine is to be served with meals. Additionally, he asked if staff can notify the commission if and when the applicant seeks to modify its license from #41 to # 47 and if the commission could change the education/training of employees from 60 days to 30 days.

I. Birrueta reminded the commission of the language or signage that the conditions of approval are available upon request.

Subsequent to discussion, Vice-chair A. Durham voted to approve Conditional Use Permit 2013-01, pursuant to Planning and Preservation Commission Resolution 2013-02 including the friendly amendments to the

conditions of approval attached as Exhibit “A” to the resolution (Attachment 1). Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

None

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to June 4, 2013. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

8:12 P.M.
Fred Ramirez
Planning Commission Secretary