



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

**MINUTES OF THE
JUNE 23, 2014
SPECIAL 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 Chairperson Theale Haupt at 7:10 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 Kevin Beaulieu, Y. Mejia, and Rudy Salinas

ABSENT:

None

ALSO PRESENT:

Community Development Director Fred Ramirez, City Attorney Isabel Birrueta, City Consultant Marc Blodgett, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA:

Vice-chair A. Durham moved to approve the agenda for June 23, 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

CONSENT CALENDAR

No Items

UNFINISHED BUSINESS

None

Commissioner K. Beaulieu stated that he needed to recuse himself from the meeting since he holds interest in a property that is within 500 feet from the proposed project. He indicated that in order to avoid a potential conflict of interest he would recuse himself from participating in the review of the project and leave the council chambers.

K.Beaulieu left at 7:13 p.m.

PUBLIC HEARING 7A:

Zone Map Amendment 2014-001, Site Plan Review 2014-008, Variance 2014-0010, Historic Designation, and Initial Study and Mitigated Negative Declaration – 1140 and 1148 San Fernando Road, San Fernando, CA 91340 – Aszkenazy Development, Inc., 601 S. Brand Boulevard, 3rd Floor., San Fernando, CA 91340 – The proposed project involves the construction of a new four-story mixed-use development with three floors of residential totaling approximately 77,523 with 101 one-bedroom residential units and a first floor with approximately 17,455 square feet dedicated for street level retail/service uses at the subject property located at 1140-1148 San Fernando Road (“the “Project”).

The proposed 101 residential units would be designed as affordable to eligible low-income households. Parking for the Project will be provided by 108 on-sight parking spaces including the construction of a subterranean parking facility and ground floor parking area. The Project site is currently improved with the former J.C. Penney’s Department store (60, 000 sq. ft.) and the former Bank of America (“Casanova”) Building (9,179 sq. ft.). The Project site is approximately 35,000 square feet (175 feet by 200 feet) and is made up of two parcels that are 15,000 sq. ft. respectively. The subject property is located along the south side of the 1100 block of San Fernando Road between San Fernando Mission Boulevard and South Maclay Avenue, within the San Fernando Corridor Specific Plan SP-4 Zone (Downtown District/San Fernando Mall Sub-district) & (Truman San Fernando District/Mixed Use Transition Sub-District).

The Project will require City approval of a zone map amendment inclusive of an ordinance adoption to allow the entire Project site to be under one zoning district (Downtown District) and one sub-district classification (San Fernando Mall Sub-District) as well as approval of a variance to deviate from the city’s development standards to exceed the 50-foot maximum building height and encroach into the 15-foot required front and side setback for the upper residential floors. As part of the Project’s approval the City will be considering designation of the J.C. Penney’s building front façade as City historic resource. In accordance with the provisions of the California Environmental Quality Act, the City as the “Lead Agency” has determined that the proposed Project will not have a significant adverse impact on the environment therefore intends to adopt a Mitigated Negative Declaration for the Project.

STAFF PRESENTATION

Community Development Director Fred Ramirez gave the staff presentation recommending that the Planning and Preservation Commission:

1. Approve Variance 2014-001 and Site Plan Review 2014-008, pursuant to Planning and Preservation Commission Resolution 2014-06 and conditions of approval attached as Exhibit “A” to the resolution;
2. Adopt Planning and Preservation Commission Resolution 2014-07 (“Attachment 2”) recommending to the City Council designation of the J.C. Penney’s building front façade elevation facing San Fernando Road which includes character defining architectural features and appurtenances located at 1140 San Fernando Road as a city historic resource; and,
3. Adopt a “Resolution of Intention” recommending to the City Council approval of Zone Map Amendment 2014-001 adoption of the Initial Study and Mitigated Negative Declaration for the

Project to the City Council, pursuant to Planning and Preservation Commission Resolution 2014-08 (“Attachment3”).

PUBLIC TESTIMONY

Linda Campanella – 319 N. Workman Street – She stated that it is a beautiful project and that the developer is known for his effort of historic preservation. She indicated that she loves the small town feel of San Fernando and she stated that she is in favor of the project.

Jose Juarez – Hubbard Avenue – He stated that he is part of the small group of struggling college students wanting to return to San Fernando. He stated that this project will generate more activity to the city’s downtown and despite the units only being available to low-income individuals it is much needed in the city.

Margarita Montañez – 608 Hollister Street – She stated that she was recently in a beauty salon at Laurel Canyon and Chatsworth Street and there was a young man who walked into the salon with a gun and robbed the clients at gunpoint. She stated that if anyone is ever in the same situation to please comply with the demands. She stated that she would not like to see our police services be affected with the development of the proposed apartments that are part of the project.

COMMISSION DISCUSSION

R. Salinas asked why all the units being proposed were only one-bedroom apartments.

F. Ramirez stated that multiple factors affect the type of residential development being proposed including constraints associated with physical limits of the site associated with the building envelope as well as the added cost to provide additional parking levels required for additional bedrooms per unit. Collectively, all these factors would drive up the cost to build as well as the rents and make the project difficult to finance.

Adriana Gomez – Project Manager stated that the unit size and number of bedrooms was directly affected by the financial impacts associated with building additional levels of parking required for additional bedrooms as well as the negative affect to affordability attributed to increased costs to build the apartment units.

Y. Mejia asked if all of the units would be affordable housing.

A.Gomez stated that the tax credit will only finance 100% affordable units. She stated that the applicant must meet the income guidelines and gets certified and if the tenant eventually earns more money they cannot be evicted.

Y. Mejia asked about the business improvement and parking assessment districts and who monitors the parking areas.

F. Ramirez discussed the business assessment and parking district that encompass the project and discussed how business pay into the assessment districts on an annual basis as part of the business license renewal process and that the money is intended to maintain and operate the public parking facilities in the immediate vicinity of the project site. .

Y. Mejia asked what if any restriction would there be on the number of occupants for the one-bedroom units in order to prevent overcrowding.

A.Gomez stated that the Federal guidelines state that there can be 2 persons per 1 bedroom plus one person per living space.

A.Durham expressed his concern that we will not attract businesses in coming to our city because of the high concentration of low-income residents. He stated that he doesn't see enough positives in the proposed project.

A.Gomez stated that a lot of the retailers do not consider San Fernando because of the lack of residents in the downtown area. She stated that the developer feels the opposite and that this project will actually help attract new businesses.

T. Haupt asked if the entire building would be torn down and the front façade rebuilt.

I.Fitzsimmons stated that it is too costly to tear the entire building down. He stated that every effort will be made to stabilize the San Fernando Road façade during the demolition. He stated that they will need to demo the basement floor but that he does not anticipate that this will undermine the original foundation along the building's front facade.

T. Haupt stated that in the renderings there seems to be a blade sign at the rear of the building facing Celis Street; he is if there was going to be a new blade sign on the new Celis Street frontage.

I.Fitzsimmons stated that yes there would be a new blade sign on Celis Street.

T. Haupt asked about for some clarification of items listed on the Public Works Department Building Checklist.

F. Ramirez provided clarification regarding the Public Works Checklist.

R. Salinas stated that it is a good project and expressed concern that the units will get rundown.

A.Gomez indicated that they are subject to annual inspections and that there is a level of maintenance that is required for all units and the property required by the project investors. She also noted that the site like all there other residential developments will have an on-site resident manager.

Marc Blodgett gave a brief presentation on the environmental assessment conducted as part of the project and responded to public and commissioner comments by noting the various mitigation measures incorporated into the project that are intended to ensure the long term viability of the project and reduction of potential cultural, noise, air quality, public service and hazards impacts associated with the project.

Y. Mejia stated that she is a big proponent of mixed-use and she expressed concern primarily about the possibility of overcrowding. She stated that the project has the potential to attract additional foot traffic to the downtown.

T. Haupt state his support for the project, noted the smaller size of the units and also acknowledged the need for people to find similar type units to live in. He also noted that he project will create more business opportunities and it will eliminate a vacant and obsolete building.

Subsequent to discussion, Commissioner Y, Mejia moved to approve Variance 2014-001 and Site Plan Review 2014-08, pursuant to Planning and Preservation Commission Resolution 2014-06 and conditions of approval

attached as Exhibit “A” to the resolution. Seconded by Commissioner R. Salinas, the motion carried with the following vote:

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

Vice-chair A. Durham moved to recommend to the City Council designation of the J.C. Penney’s building front façade elevation facing San Fernando Road, pursuant to Planning and Preservation Commission Resolution 2014-07 (“Attachment2”). 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

Commissioner Y, Mejia moved to recommend to the City Council approval of a “Resolution of Intention” to approve Zone map Amendment 2014-001 and adoption of the Initial Study and Mitigated Negative Declaration, pursuant to Planning and Preservation Commission Resolution 2014-08 (“Attachment 3”). Seconded by Commissioner R. Salinas, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

The July 1, 2014 will be cancelled and we will have a special meeting mid-July 2014 to discuss pending cases.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT:

Vice-chair A. Durham adjourned the meeting, the motion carried with the following vote:

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

9:13 P.M.
Fred Ramirez
Planning Commission Secretary