



**CITY OF SAN FERNANDO
PLANNING COMMISSION**

**MINUTES OF THE
JUNE 5, 2012, 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 at 7:04 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Jose Ruelas

ROLL CALL

The following persons were recorded as present:

PRESENT: Chairperson Julie Cuellar, Vice-chair Mario Rodriguez, Commissioners Alvin F. Durham and Jose Ruelas

ABSENT: None

ALSO PRESENT: City Planner Fred Ramirez and Assistant Planner Edgar Arroyo

APPROVAL OF AGENDA

Commissioner A. Durham moved to approve the agenda of June 5, 2012. Seconded by Vvice-chair M. Rodriguez, the motion carried with the following vote:

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

CONSENT CALENDAR

Commissioner J. Ruelas moved to approve the minutes of May 1, 2012. Seconded by Commissioner A. Durham, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Santa Rosa Improvement Project – Conditional Use Permit 2012-01 and 2012-02, Variance 2012-01, and Site Plan Review 2011-06, Initial Study and Mitigated Negative Declaration. The proposed project is a request for approval of a conditional use permit to allow the construction and operation of a new pre-kindergarten/daycare facility, pursuant to City Code Sections 106-353(3) and 106-388(1), Santa Rosa

Church and School, located at 668 South Workman Street. To facilitate the proposed development, the project will involve the demolition of the existing 6,875-square-foot assembly hall to allow for the construction of a new 7,856-square-foot assembly hall and pre-kindergarten/daycare building along the portion of the property facing Mott Street.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo provided the staff presentation to the Commission with a brief overview of the proposed project and to allow for the audience to express their support, objections, or concerns during the public comment period as required by California Environmental Quality Act (CEQA).

PUBLIC TESTIMONY

Jose Serio -1711 Warren Street, San Fernando, CA – Mr. Serio indicated that they have met all of the City's requirements and that the project will improve the traffic and pedestrian access.

Ruben Cortez - 19853 Leadwell Street, Canoga Park, CA – Site Administrator for Santa Rosa School – He stated that everyone's concern is with the environmental impacts. He stated that the school expansion project will have a positive benefit on the community. The new proposed drop-off and pick-up will help alleviate many traffic issues.

Father Antonio Ponce - 1109 Coronel Street, San Fernando, CA – He stated that not only will the community be gaining a new facility but also added safety precautions for the parishioners attending any events taking place at the church.

Sister Judith – 11306 Laurel Canyon, Mission Hills, CA – She stated that she supports the project and hopes that it is approved. She added that the pre-school is needed and it will increase enrollment at the school. This project will allow more children to have a catholic education.

Veronica Martinez - 1346 Mott Street, San Fernando, CA – She stated that she lives around the corner from the church and is a parishioner and that this expansion would allow the opportunity to send her children to a school that is in close proximity to her home. She stated that this project would allow parishioners to park their vehicles on the church grounds while attending church services.

Francisco Flores - 750 N. Brand Blvd., San Fernando, CA – Mr. Flores stated that he has a child who attends school at Santa Rosa and he supports the project. He stated that education is a top priority and education starts at pre-school.

Cindy Valenzuela - 123 Orange Grove Avenue, San Fernando – Ms. Valenzuela stated that she is a former alumni and current parishioners that was in support of the pre-kindergarten and that will provide a needed service to the community.

F. Ramirez asked the audience to vocalize their concerns and or suggestions with the project. He stated that comments in support of the project are welcomed but that it was also an opportunity to ask questions and make suggestions to make it a project.

Mary Mejia - 12220 Acala Avenue, Sylmar, CA – Ms. Mejia stated that she has been a life long parishioner of Santa Rosa and that her children and grandchildren have attended Santa Rosa School. She stated that this project has been needed for a long time. She stated that the project will enhance the community and enhance

the school, and provide safety measures for all of those who attend school at this facility. She asked the Commission to approve the project as it is being presented.

Jessica Gallegos - 15901 Foothill Blvd., Sylmar, CA – Ms. Gallegos is a parishioner at Santa Rosa and her adult children attended Santa Rosa and are now youth ministers with the church. She stated that the pre-kindergarten is needed and that she is in support of the project.

Rene Gadoy - 170 Georgia Place, CA – Ms. Gadoy stated she is a teacher at Santa Rosa School and she stated that it is an improvement project and that is exactly what it will do for the community, school, students, and their safety.

Diane Adams - Simi Valley – Ms. Adams is the PTA president at Santa Rosa School and she stated that her children have attended Santa Rosa School and hopefully once the pre-kindergarten is built that her granddaughter will be able to attend. She stated that she supports the project and this will provide me opportunities for the children in the community.

F. Ramirez stated that tonight's comments will be used to address any concerns at the public hearing meeting scheduled in July.

COMMISSION DISCUSSION

J. Ruelas stated that staff has presented a good plan to address the traffic concerns and supports the idea that community members can send their children to a local school. He stated that he likes that idea that parents can walk their children to school instead of driving them there.

M. Rodriguez asked about the existing driveway aprons that are along the church what will happen to those.

E. Arroyo stated that they will be eliminated and a new parkway and sidewalk will be installed.

M. Rodriguez asked about the eliminated lunch area and he doesn't see anything in the plans that will be replacing it.

E. Arroyo indicated that lunch will be served in the new assembly hall and that the play area will be reconfigured as well.

M. Rodriguez expressed some concerns with the multiple uses and asked if they will be scheduled so that they don't conflict with one another. He wanted to make sure that the city is are not limiting the church to how many events they can have going on at any given time.

E. Arroyo stated that staff will be providing a brief overview of any potential impacts. If all uses were occurring at the same time the project would require over 300 parking spaces. He stated that the church held an informational workshop in May 2012 to introduce the project to the community and to seek public input on the project proposal.

F. Ramirez explained that there have been other similar projects approved in the City that had conditions on the project that identified which uses can operate at the same time. So, a parking management plan and operational plan would be required to be in place to alleviate traffic impacts to the surrounding neighborhood.

A. Durham asked if there was a fence dividing the parking lot from the play area, he stated that he likes the idea of the fence.

E. Arroyo stated that as part of the project that there would be a fence installed on the grounds.

A. Durham thanked staff for a very thorough presentation.

J. Cuellar asked how many parking spaces are on site now and if there will there be any spaces lost.

E. Arroyo indicated that the project is proposing 148 on-site parking spaces and when lot is reconfigured at Hollister Street there will be an additional 29 spaces, for a total of 173 spaces. Upon completion of the project the applicant will be gaining more parking than what is currently on-site.

J. Cuellar stated that this is a big improvement and she supports the project. She asked that staff look into a pedestrian crossing at Workman Street and Woodworth Street.

F. Ramirez stated that the La Rinda property owners, Public Works, and the Transportation and Safety Commission are in talks to assess the issues at that intersection. Additionally, he announced that the public comment period is until June 13, 2012 and the project will be presented to the Planning and Preservation Commission for a review and approval on Tuesday, July 3, 2012.

STAFF COMMUNICATIONS

Fred Ramirez informed the Planning and Preservation Commission of the following:

- Lopez Adobe Ancillary building
- Upcoming Planning and Preservation Commission items for July
 - ✓ Santa Rosa Church
 - ✓ 803 Truman Street
- Request to fill the vacancy on the Planning and Preservation Commission
- Upcoming projects
 - ✓ Housing Elements
 - ✓ Density Bonus Ordinance
 - ✓ Smoking Ban Ordinance
 - ✓ Shopping Cart Ordinance
 - ✓ Re-apply for Planning grant for a comprehensive general planning update
- 857 N. Brand Blvd., San Fernando – Fire damaged property
- 650 Glenoaks Blvd., San Fernando – Carport Structures
- 1218 Fourth Street, San Fernando - Fencing, landscaping, and shade structure
- 131 Park Avenue, San Fernando – Ongoing maintenance, dust remediation, and parking along Jessie Street

COMMISSION COMMENTS

J. Cuellar asked since with the new property owner at South Brand Blvd., will staff have to start all over again?

F. Ramirez stated that the “due process” has to be followed.

M. Rodriguez asked what Code Enforcement was doing about the overgrown vegetation around the city.

F. Ramirez explained the Weed Abatement program and process.

PUBLIC STATEMENTS

None

ADJOURNMENT: Vice-chair M. Rodriguez moved to adjourn to July 3, 2012. Second by Chairperson J. Cuellar, the motion carried with the following vote:

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

NOES: None

ABSENT: None

ABSTAIN: None

8:09 P.M.

FRED RAMIREZ

Planning Commission Secretary