



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

**MINUTES OF THE JULY 15, 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 at 7:00 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, and Commissioner Kevin Beaulieu

**ABSENT**

Commissioners Yvonne Mejia and Rudy Salinas

**ALSO PRESENT**

Community Development Director Fred Ramirez, Contract Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

**APPROVAL OF AGENDA**

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

**CONSENT CALENDAR**

No Items.

**UNFINISHED BUSINESS**

None.

**PUBLIC HEARING 7A:**

**Site Plan Review 2013-15 and Variance 2013-05 – 1026 Hewitt Street, San Fernando, CA 91340 – David Acosta representing Gaudencio F. Cayetano, 14507 Sylvan Street, Suite 208, Van Nuys, CA 91401 – The proposed project requests approvals of a site plan review and variance application to allow for less than the required covered parking for a single-family dwelling for a proposed approximate 1,558-square-foot new single-family dwelling with an attached 225.5-square foot one-car garage at the subject property location at 1026 Hewitt Street. The subject property is an approximate 2,500-square-foot vacant lot (25**

**feet in width by 100 feet in depth) located along the southerly portion of 1000 block of Hewitt Street, within the R-2 (multiple Family Residential) zone.**

**STAFF PRESENTATION:**

**Contract Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approve Site Plan Review 2013-15 and Variance 2013-05, pursuant to Planning and Preservation Commission Resolution 2014-019 and the conditions of approval attached as Exhibit “A” to the resolution (Attachment 1).**

F. Ramirez gave a brief history of prior cases and the requests that staff have made to allow for more open-space.

**COMMISSION DISCUSSION**

K. Beaulieu asked if the prior cases were two story homes?

F. Ramirez indicated that yes both previous cases were two story homes.

K. Beaulieu stated that the proposed project has a good size rear yard. Additionally, he asked about the landscape planters and asked if they were being proposed at grade.

F. Ramirez indicated that the proposal has more than the 15 feet minimum to allow for more private space and he explained that the grass and trees were being proposed at grade.

K. Beaulieu inquired about the perimeter fencing and if there were requirements from the Fire Department. He asked if the applicant would consider boxing in the eaves.

F. Ramirez indicated that the Fire Department has not expressed an issue with the proposal.

D. Acosta stated that boxing the eaves is a good suggestion and will submit plans with that change.

T. Haupt asked how the applicant is proposing to divert water from garage.

D. Acosta stated that garage will be raised 6-8 inches and the perimeter landscape design will provide for the required water drainage away from the building.

T. Haupt asked if there are more 25 foot lots within the city limits and if the property would be marketed to Section 8 applicants.

F. Ramirez stated that there are a handful of 25 foot lots within the city and that the property is anticipated to be developed as market rate housing.

**PUBLIC TESTIMONY**

None.

Subsequent to discussion Vice-chair A. Durham moved to approve Site Plan Review 2013-15 and Variance 2013-05 pursuant to Planning and Preservation Commission Resolution 2014-09 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 1"). Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

#### **STAFF COMMUNICATIONS**

F. Ramirez reminded the commission of the upcoming Commissioner's Workshop to be held on Saturday, July 19, 2014, from 9:00 a.m. to 11:00 a.m. Additionally, he provided the commission with a copy of the award letter from the Housing Related Parks Grants.

#### **COMMISSION COMMENTS**

None.

#### **PUBLIC STATEMENTS**

None.

#### **ADJOURNMENT**

Vice-chair A. Durham moved to adjourn to the August 5, 2014. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

8:05 P.M.  
Fred Ramirez  
Planning Commission Secretary