



**CITY OF SAN FERNANDO
PLANNING AND PRESERVATION COMMISSION
MINUTES OF JULY 3, 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 Julie Cuellar at 7:07 P.M.

PLEDGE OF ALLEGIANCE

Led by Commissioner Alvin Durham

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, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair M. Rodriguez moved to approve the agenda of July 3, 2012. Seconded by Commissioner A. Durham, the motion carried with the following vote:

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

CONSENT CALENDAR

Commissioner A. Durham moved to approve the minutes of the June 5, 2012 meeting. Seconded by Commissioner J. Ruelas, the motion carried with the following vote:

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

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Mitigated Negative Declaration and Initial Study, Conditional Use Permit 2012-01 and 2012-02, Variance 2012-01, and Site Plan Review 2011-06- "Santa Rosa Improvement Project", 668 South Workman Street and 1304 Hollister Street, San Fernando, CA – Cunningham Group Architecture (c/o: Santa Rosa Catholic Church), 4056 Del Rey Avenue, Marina Del Rey, CA 90292 – The proposed project consists of

the demolition of an existing 6,875-square foot assembly and the construction of a new 7,856-square foot assembly hall and pre-kindergarten building at 668 South Workman Street. The project would also utilize a satellite facility located at 1304 Hollister Street as a temporary pre-kindergarten/daycare facility while the construction of the proposed assembly hall and pre-kindergarten is completed at 668 South Work Street. The primary project site at 668 South Workman Street is located along the 600 block of South Workman Street and is bound by South Workman Street, to the northwest, Kalisher Street to the southeast, Griffith Street to the northeast, and Mott Street to the Southwest. Additionally, the satellite facility at 1304 Hollister Street is located along the 1300 block of Hollister Street, between South Workman Street and Kalisher Street.

STAFF PRESENTATION

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission:

1. Adopt a Mitigated Negative Declaration for the proposed Santa Rosa Improvements Project at South Workman and Hollister Street pursuant to Planning and Preservation Resolution 2012-05 and the conditions of approval attached as Exhibit "A": Initial Study and Mitigated Negative Declaration (attachment1);
2. Approve Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06, pursuant to Planning and Preservation Commission Resolution 2012-06 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment 2), and;
3. Approve Conditional Use Permit 2012-02, pursuant to Planning and Preservation Commission Resolution 2012-07 and the conditions of approval attached as Exhibit "A" to the resolution (Attachment3).

PUBLIC STATEMENTS

Jose Siordia – 1711 Warren Street, San Fernando, CA – Mr. Siordia indicated that the Archdiocese and the City have worked on the project to create a good partnership for the community. He stated that the commission's decision will impact many families.

Veronica Martinez – 1346 Mott Street, San Fernando, CA – Ms. Martinez asked for approval of the project and hoped that she could count on all the commissioner's votes.

Craig Bonham – 1329 Griffith Street, San Fernando, CA – Mr. Bohen requested that the commission vote in favor of the project and agreed with the 148 on-site parking spaces needed for the project. He stated that he liked the new entrance, exit and the pedestrian corridor.

Father Stan – 668 S. Workman Street, San Fernando, CA – He stated that this is a good project for the city and that it will allow them to be better neighbors to the surrounding residents, because it will help with the traffic circulation.

Dan Young – Project Architect 4056 Del Rey Avenue, Marina Del Rey, CA – Mr. Young thanked staff for their guidance on the proposed development. Additionally, he thanked the church for their patience over the years and he indicated that he is proud of the final proposal.

Julie Cordoza - 13823 Louvre Street, Pacoima, CA - Ms. Cordoza stated that she is the Financial Administrator for Santa Rosa School. Ms. Cordoza indicated that Santa Rosa School has a great reputation and the preschool is a much needed component for the school and she looks forward to the commission's approval in order to start accepting students for the fall 2012.

COMMISSION COMMENTS

M. Rodriguez stated that it is a great proposal and asked for clarification on the traffic monitor.

E. Arroyo indicated that the parking attendant is required when the church and assembly hall are being used simultaneously during school hours.

A. Durham stated that he is pleased with the final proposal and likes the idea of the playground being separated from the parking area.

J. Cuellar stated that her main concerns regarding the traffic and safety have been addressed and she thanked everyone for a great job.

Subsequent to discussion, Commissioner A. Durham moved to adopt Mitigated Negative Declaration for the proposed Santa Rosa Improvements Project including an indemnification condition. Seconded by Chairperson J. Cuellar, the motion carried with the following vote:

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

Vice-chair M. Rodriguez moved to approve Conditional Use Permit 2012-01, Variance 2012-01, and Site Plan Review 2011-06 including an indemnification condition. Seconded by A. Durham, the motion carried with the following vote:

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

Commissioner J. Ruelas moved to approve Conditional Use Permit 2012-02 including an indemnification condition. Seconded by Chairperson J. Cuellar, the motion carried with the following vote:

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

7B:

Conditional Use Permit 2012-03 and Site Plan Review 2012-02 – 803 Truman Street, San Fernando, CA 91340 – Progetti, Inc., 1505 S. La Cienega Blvd., Los Angeles, CA – The proposed project is to construct a new 8,760 square foot commercial building for medical, dental, office, and retail uses. The project would provide 37 parking spaces on-site for the commercial development will include additional on-site and off-site

improvements. As part of the project, the applicant is requesting approval of a Conditional Use Permit to establish medical, dental, office, and retail uses at the site pursuant to Section 2.8 (A and C) of the development standard for the Auto Commercial Sub-District. The subject property is a 24, 680 square foot vacant lot located along the 700/800 block of Truman Street, between North Brand Boulevard and Wolfskill Street, within the Auto Commercial Sub-District of the SP-4 (Corridors Specific Plan) zone.

PUBLIC STATEMENTS

Dave Miclea – Architect, 1505 S. La Cienega Blvd., Los Angeles, CA – Mr. Miclea thanked staff for their assistance with the project. He stated that he kept the Spanish “Mission” Style that is seen in the city.

COMMISSION DISCUSSION

M. Rodriguez asked about requiring a right turn only when exiting the lot.

E. Arroyo confirmed that when exiting the lot the driver can only turn right.

A. Durham asked if the landscaping between this lot and the adjacent project will be used as a barrier.

E. Arroyo stated that there is a city code requirement that indicates that in-lieu of tire stops a 6 x 6 planter can be used to buffer between sites.

M. Rodriguez asked that the hedges at the neighboring fast food place be trimmed in order to allow for safe pedestrian crossing.

J. Cuellar stated that her concerns particularly with the exiting of the lot had been addressed.

Chairperson J. Cuellar moved to approve Conditional Use Permit 2012-03 and Site Plan Review 2012-02 including an indemnification condition. Seconded by A. Durham, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

None

COMMISSION COMMENTS

M. Rodriguez asked about the dirt mounds at Harding Avenue and First Street and if there is a requirement for screening the fence to minimize the dust. Additionally he inquired about the CUP review for Nueva Esperanza.

J. Cuellar stated that the construction trucks on Park Avenue when backing are holding up traffic. She also asked if the graffiti personnel can be instructed to remove the “Yard Sale” signs from light post that are left from the weekend.

J. Ruelas stated that he has a scheduling conflict for the next Planning and Preservation Commission meeting in August and will not be attending.

PUBLIC STATEMENTS

None

ADJOURNMENT:

Commissioner A. Durham moved to adjourn to August 7, 2012. Second by Commissioner J. Ruelas, the motion carried with the following vote:

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

8:41 P.M.
Fred Ramirez
Planning Commission Secretary