



**CITY OF SAN FERNANDO  
PLANNING COMMISSION**

**MINUTES OF  
SEPTEMBER 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 7:09 P.M.

**PLEDGE OF ALLEGIANCE**

Led by Chairperson Julie Cuellar

**ROLL CALL**

The following persons were recorded as present:

**PRESENT:** Chairperson Julie Cuellar, Commissioners Alvin F. Durham, and Jose Ruelas

**ABSENT:** Vice-chair Mario Rodriguez

**ALSO PRESENT:** City Planner Fred Ramirez, Assistant Planner Edgar Arroyo, and Community Development Secretary Michelle De Santiago

**APPROVAL OF AGENDA**

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

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

**CONSENT CALENDAR**

Commissioner J. Ruelas moved to approve the minutes of the July 3, 2012 Planning and Preservation Commission meeting. Seconded by Commissioner A. Durham, the motion carried with the following vote:

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

**UNFINISHED BUSINESS**

None

**PUBLIC HEARING 7A:**

**Historic Resource Designation – J.C. Penny Building, 1140 San Fernando Road, San Fernando, CA – Paul Luna 551 Fer Moore Street, San Fernando, CA – A public request to designate the existing commercial building as a historic resource, pursuant to city’s Historic Preservation Ordinance.**

## **STAFF PRESENTATION**

Assistant Planner Edgar Arroyo gave the staff presentation recommending that the Planning and Preservation Commission recommend approval of the designation of the “J.C. Penny building” as a historic resource to the City Council pursuant to Planning and Preservation Commission Resolution 2012-09.

## **COMMISSION DISCUSSION**

J. Ruelas asked if the main reason for the request for designation was the architectural style.

F. Ramirez discussed how the building design and location made it a candidate for historic designation. He stated that if the commission designates the building that the project would come to the commission to review any alterations and for the approval of a certificate of appropriateness.

J. Ruelas asked if there was any input from the property owner.

F. Ramirez stated that the property owner’s representative is in the audience.

J. Ruelas asked if designated, will the building require future CEQA review for any future proposals.

F. Ramirez clarified that any future modifications to the property will still require review under the CEQA process to determine if a significant environmental impact would occur based on the proposed improvement.

A. Durham asked if the preservation of the building was for the exterior and not the interior.

F. Ramirez confirmed that it was for the exterior features of the building including the sign.

A. Durham asked about disabled access to the building.

F. Ramirez stated that the designation does not preclude improvements to the interior of the building, including improving accessibility to the building.

A. Durham asked if this designation allows the owner access to grant money.

F. Ramirez stated that the owner may request waivers of future city building permits or Mills Act incentives per the city’s preservation ordinance.

## **PUBLIC TESTIMONY**

Ian Fitzsimmons (representing the owner) – 601 S. Brand Blvd., San Fernando, CA - Mr. Fitzsimmons explained that the lease with J.C. Penny was written prior to the current owner of the building. He explained that there is an elevator in the store but that it is a freight elevator. He indicated that the main floor, which is accessible from the sidewalk on San Fernando Road is ADA compliant. However, he noted that the restrooms are not ADA compliant. He stated that when a new tenant is secured, the property owner will make all the improvements to bring the entire store into compliance with ADA requirements.

J. Cuellar asked if the owner is currently making any repairs that the previous tenant did not address before vacating the building. She asked who was responsible for making the repairs. She asked how difficult it would be to secure a new tenant with a J. C. Penny sign that has not been removed.

I. Fitzsimmons indicated that the proposed historic designation would allow the blade structure to remain but that the letters can be modified to accommodate signage for the new tenant.

Subsequent to discussion, Commission A. Durham moved to recommend approval of the Historic Resource Designation of 1140 San Fernando Road. Seconded by Chairperson J. Cuellar, the motion carried with the following vote:

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

### **STAFF COMMUNICATIONS**

City Planner Fred Ramirez informed the Commission of the items that will be agenized for October:

- Zoning ordinance revision per the city housing element;
- Reorganization of the Planning and Preservation Commission; and
- Asked if any commissioners were interested in participating in the Greater Los Angeles Homeless Count in January of 2013.

### **COMMISSION COMMENTS**

Chairperson J. Cuellar and Commissioner A. Durham both tentatively agreed to volunteer in the Homeless Count.

### **PUBLIC STATEMENTS**

None

### **ADJOURNMENT**

Chairperson J. Cuellar moved to adjourn to October 2, 2012. Second by Commissioner J. Ruelas, the motion carried with the following vote:

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

8:26 P.M.  
Fred Ramirez  
Planning Commission Secretary