



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

**MINUTES OF THE NOVEMBER 19, 2013
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 7:00 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, Commissioners Kevin Beaulieu, and Yvonne Mejia

ABSENT

Commissioner Rudy Salinas

ALSO PRESENT

Community Development Director Fred Ramirez and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of November 19, 2013. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

CONSENT CALENDAR

No Items

UNFINISHED BUSINESS

None

PUBLIC HEARING 7A:

Variance 2013-01 (Modification of Variance 2010-03) – 131-133 Park Avenue, San Fernando, Ca 91340 – Aszkenazy Development, Inc., 601 S. Brand Blvd., 3rd Floor, San Fernando, CA – The proposed project involves modification of a previously approved variance in order to deviate from the City's fence and wall requirements, landscape standards, and building setback requirements for the San Fernando Community Housing Project at 131-133 Park Avenue. The subject property is an approximate 30,576-

square foot through lot with street frontages along Jessie Street and Park Avenue. The subject property is located along the southerly portion of the 100 block of Jessie Street and the northerly portion of the 100 block of Park Avenue, within the R-3 (Multiple Family) zone. The request variances would allow a perimeter block wall and wrought iron style fence structures to be constructed within the requirement front yard setback area along Jessie Street that exceeds the City's fence and wall regulation as it pertain to the 3-foot maximum height and amount of solid surface area coverage that is permitted for walls and fences within the city's residential zones. The proposed maximum height of the block wall is an approximate 7.3 feet. The additional variance request within the front setback along Jessie Street includes the installation of artificial turn in lieu of live landscaping. Along the Park Avenue front setback, the project includes a request to allow the building structure to encroach into the previously approved 2-foot and 5-foot front setback by an additional 7.2 inches and 3 inches respectively.

STAFF PRESENTATION

Community Development Director Fred Ramirez gave the staff report recommending that the Planning and Preservation Commission approve the Variance 2013-01, modification of a previously approved Variance 2010-03 in order to deviate from the City's fence and wall requirements, landscape standards and building setback requirements for the San Fernando Community Housing Project at 131-133 Park Avenue, pursuant to Planning and Preservation Resolution 2013-15 and conditions of approval attached as Exhibit "A" to the resolution (Attachment 1).

COMMISSION DISCUSSION

K. Beaulieu suggested that the City of San Fernando use a form similar to the City of Los Angeles' form (e.g., building-elevation location certification form) to put the responsibility on the developer or the owner with regards to identifying the project boundaries and elevation survey. Additionally, he added that developer provide the City with verification from the manufacturer to ensure that the proposed artificial turf material has proper drainage and adhesive products used with said turf material are resistant bacterium such as that associated with staph infections.

F. Ramirez indicated that the artificial turf product has also been installed in the interior courtyard and it does have proper drainage.

T. Haupt indicated that this area that is being proposed for artificial turf is not intended to be accessible to tenants and that it is designed more for enhanced visual aesthetics to the property.

I. Fitzsimmons informed the Commission that they have contacted the metal fabricator to address the height of the post along the Jessie Street frontage so that they do not exceed the 6 feet maximum height and to ensure that the metal awnings located along the Park Avenue street frontage is modified and does not encroach into the public-right-of-way. Additionally, he invited the Commission to do a walk-through of the project site at Park Avenue in anticipation of the ground breaking at the Harding Avenue property (another proposed affordable housing site).

F. Ramirez mentioned that the portion of the building's façade at the northwest corner of the subject property facing Jessie Street, which includes a large ventilation duct for the existing subterranean parking structure will either be screened with similar building material to match the rest of the building and/or the vent itself will be modified to comply with applicable City code requirements that similar type of equipment be screened from public view. He also noted that City staff would confirm that the proper screening was installed prior to the project receiving a final inspection for the associated Variance approval

PUBLIC TESTIMONY

Jessie Avila – 319 N. Workman- Mr. Avila also noted his concern with possible moisture building from standing water on the proposed artificial turf material and asked staff to monitor the situation.

Subsequent to discussion, Chairperson T. Haupt moved to approve Variance 2013-01 (modification of Variance 2010-03). Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

F. Ramirez informed the Commission that there are a couple of request for conditional use permits for restaurants that were being evaluated by City planning staff and that it was anticipated that these conditional use permit requests would be coming before the Commission in the new calendar year. Additionally, he stated that the City’s Housing Element update would be presented to the Commission for their final review before it is presented to the City Council in January of 2014.

COMMISSION COMMENTS

None.

PUBLIC STATEMENTS

None.

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to December 3, 2013. Second by Commissioner K. Beaulieu, the motion carried with the following vote:

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

7:38 P.M.
Fred Ramirez
Planning Commission Secretary