



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

**APPROVED MINUTES OF THE
JUNE 6, 2017 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 AT: www.ci.san-fernando.ca.us/commissionandboardmeetings/#ppc

CALL TO ORDER

The meeting was called to order by Chairperson Theale Haupt at 6:30 p.m.

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, Commissioners Kevin Beaulieu, and Yvonne Mejia

ABSENT:

Jennifer Perez- Helliwell

ALSO PRESENT

City Attorney Joaquin Vazquez, Associate Planner Humberto Quintana, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of June 6, 2017 meeting. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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| AYES: | A. Durham, K. Beaulieu, Y. Mejia, and T. Haupt |
| NOES: | None |
| ABSENT: | J. Perez-Helliwell |
| ABSTAIN: | None |

*Commissioner J. Perez-Helliwell arrived at 6:31 p.m.

CONSENT CALENDAR

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Vice-chair A. Durham moved to approve the minutes of the January 3, 2017, and the February 7, 2017, Planning and Preservation Commission Meetings. Seconded by K. Beaulieu, the motion carried with the following vote:

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| AYES: | A. Durham, K. Beaulieu, Y. Mejia, J. Perez-Helliwell, and T. Haupt |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

UNFINISHED BUSINESS

None

PUBLIC HEARING

Conditional Use Permit 2016-006 (CUP 2016-006) – 503 Jessie Street, San Fernando, CA 91340 – DNE Group LLC, 6506 Capistrano Avenue, West Hills, CA 91307 – The proposed “Project” is a request for review and approval of a Conditional Use Permit 2016-006, to allow for storage, distribution, and warehousing uses to be established at the subject property. The requested CUP would allow for the applicant to operate a moving and storage facility with ancillary offices at the property located at 503 Jessie Street. The proposed moving and storage facility with ancillary offices will occupy an existing 12,750 – square foot industrial building located on an approximate 23,606-square foot lot. The subject site is located along the west side of the 500 block of Jessie Street, between Fourth Street and Fifth Street, within the M-1 (Limited Industrial) zone.

STAFF PRESENTATION

Associate Planner Humberto Quintana gave the staff presentation recommending that the Planning and Preservation Commission approval Conditional Use permit 2016-006 to allow for the operation of a moving and storage facility with ancillary offices within an existing 12,750-square foot industrial building located at 503 Jessie Street, pursuant to Planning and Preservation commission Resolution No. 2017-004 and the “Conditions of Approval” attached as Exhibit “A” to the Resolution (Attachment No.1)

PUBLIC COMMENT

COMMISSION DISCUSSION

K. Beaulieu asked the applicant if there have been any neighbor complaints and how long has he been in business at this location.

David Moyal –Business Owner indicated that he has never received any complaints for the neighbors and that he has been operating at the location for three years now.

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H. Quintana indicated that the Police Department received a complaint regarding the staging of delivery trucks on the street.

K. Beaulieu asked how the proposed use is different from current operation and if there is any business activity after 5:00 p.m.

D. Moyal indicated that the majority of the business activity is during 7:00 a.m. to 5:00 p.m. and it is rare for any activity after hours. He indicated that the company has two other locations (Simi Valley and Chatsworth) where they pods are being stored and this location is only being used to manufacture the pallettes.

H. Quintana indicated that the current use is that of a manufacturer of crates and pods.

A. Durham indicated that he drove by the location and noticed that the site has a lot of outdoor storage and debris.

T. Haupt agreed that there is clutter all over the site and based on Conditions of Approval #8 it specifically states that the property must be maintained cleaned and free of outside storage and debris.

Y. Mejia asked for confirmation of the setback at the rear of the location, windows and or skylights.

H. Quintana indicated that the rear building has a zero setback and that the windows are at the rear of the building and that no there are no skylights at the location.

By consensus the Commission modified by following Conditions of Approval for the project:

Condition of Approval #6: Amendment to the language to allow for on-site overnight parking of the delivery trucks and identify any ADA parking stalls; and

Condition of Approval # 11: Amendment to the language that the applicant must comply with all of the applicable City Fire Code for the occupancy and operation of the business.

Subsequent to discussion, Commissioner Y. Mejia moved to approve Conditional Use Permit 2016-006 to allow the operation of a moving and storage facility with ancillary office use within an existing 12,750-sqare foot industrial building located at 503 Jessie Street, pursuant to Planning and Preservation Commission Resolution No.2017-004 and the “Conditions of Approval” including the friendly amendments attached as Exhibit “A” to the Resolution. Seconded by Commissioner K. Beaulieu, the motion carried with the following vote:

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| AYES: | Y. Mejia, K. Beaulieu, A. Durham, J. Perez-Helliwell, and T. Haupt |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

STAFF COMMUNICATIONS

Staff informed the Commission regarding the Urgency Ordinance that will be presented to Council with regards to Accessory Dwelling Units and the recent passing of Senate Bill 1069 and Assembly Bill 2299.

City Attorney Joaquin Vasquez indicated that the City does have some ability to impose restrictions but at this point it must be done through an Urgency Ordinance since these Bills were in effect since January 1, 2017.

COMMISSION COMMENTS

The Commission asked staff to see if the second exit from Smart and Final can be removed since it poses a danger because at no given time can three vehicles safely enter or exit the location at the same time.

Cast iron tree wells should be replaced with Decomposed Granite.

The Ideal Lease trucks on First Street are double parking and this may be a violation of their conditions of approval for their Conditional Use Permit.

PUBLIC STATEMENTS

None

ADJOURNMENT

Vice-chair A. Durham moved to adjourn to July 5, 2017 meeting. Second by Commissioner Y. Mejia, the motion carried with the following vote:

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| AYES: | A. Durham, Y. Mejia, K. Beaulieu, J. Perez-Helliwell, and T. Haupt |
| NOES: | None |
| ABSENT: | None |
| ABSTAIN: | None |

8:04 P.M.

Planning Commission Secretary