



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

**APPROVED MINUTES OF THE
JANUARY 17, 2018 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 AT: <http://ci.san-fernando.ca.us/commissions-boards/#1477946968325-c2faf7a0-5a49>

CALL TO ORDER

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

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Theale Haupt, Vice-chair Alvin Durham, and Commissioner Yvonne Mejia

ABSENT:

Commissioners Aida Montes and Jennifer Perez-Helliwell

ALSO PRESENT

Interim Community Development Director Jack Wong, City Attorney Richard Padilla, and Community Development Secretary Michelle De Santiago

APPROVAL OF AGENDA

Vice-chair A. Durham moved to approve the agenda of January 17, 2018, meeting. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

AYES:	A. Durham, Y. Mejia, and T. Haupt
NOES:	None
ABSENT:	Aida Montes and J. Perez-Helliwell
ABSTAIN:	None

CONSENT CALENDAR

No Items

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UNFINISHED BUSINESS

None

PUBLIC HEARING

Variance 2017-004 (VAR 2017-004) and Site Plan Review 2017-008 (SPR 2017-008) – 504 N. Maclay Avenue, San Fernando, CA 91340 – Shiv Talwar for Design Concept – The project consists of a request for a reduction in setback and landscape requirements in conjunction with the demolition of an existing 2,204 square foot one-story structure and construction of a new 3,370 square foot one-story medical office building. The subject site consists of one 90.48' x 125' lot, total approximately 11,310 square feet. The subject property is located on the east side of the 500 block of N. Maclay Avenue (between Library Street and Morningside Court) within the Maclay District of the San Fernando Corridors Specific Plan (SP-4) Zone.

STAFF PRESENTATION

Jack Wong gave a brief staff presentation recommending that the Planning and Preservation Commission approve Variance 2017-004, pursuant to Planning and Preservation Commission Resolution No. 2017-009 (Attachment No. 1) and the Conditions of Approval attached thereto as Exhibit “A”.

PUBLIC COMMENT

Shiv Talwar stated that he has modified his proposal based on the recommendations from the Planning and Preservation Commission from the previous meeting. He stated that the only request before the commission is for the landscape and the setback requirements. He indicated that he would like receive approval in order to initiate movement on the project.

COMMISSION DISCUSSION

Y. Mejia asked that staff provide minutes from the previous meeting when a project is continued, since she was not present at the previous meeting, she indicated that it will assist will making a decision on how to vote on the project and the items that were discussed.

T. Haupt asked if the planters would have irrigation for water conservation.

Subsequent to discussion, Vice-chair A. Durham moved to approve Variance 2017-004 and Site Plan Review 2017-008 pursuant to Planning and Preservation Commission Resolution 2017-007 and the Conditions of Approval. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

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PUBLIC HEARING

Tentative Parcel Map No. 74153 (TPM 74153), Variance 2017-001 (VAR 2017-001), and Site Plan Review 2015-020 (SPR 2015-020) – 927 Seventh Street, San Fernando, Ca - Julio Martinez – The project consists of a request for the approval of a tentative parcel map to subdivide a 15,800 square foot property into three lots as follows: parcel 1 will consist of approximately 4,783 square feet and Parcel 2 and Parcel 3 will consist of approximately 4,452 square feet each. Each lot will include a two-story 2,200 square foot single-family detached residential unit with an attached two-car garage to the rear of the lot with driveway access from the alley. The project site is currently improved with a single-family residence that will be demolished to accommodate the proposed new development. The project site consists of a 79' x 200' lot and is located at the corner of Seventh Street and Macneil Street within the Low Density Residential General Plan Land Use designation and single-family (R-1) Zone. The applicant is requesting approval of a variance to allow for deviation from development standards, including minimum lot area and minimum lot depth requirement.

STAFF PRESENTATION

Jack Wong recommended that the Planning and Preservation Commission open the public hearing to allow any audience member an opportunity to speak for or against the project proposal to be included on record and subsequent to public testimony continue the public hearing to the regularly scheduled Planning and Preservation Commission meeting of May 1, 2018, to allow additional time for staff to work with the applicant on some pending items.

PUBLIC COMMENT

Laura Herrejon – 928 Seventh Street, San Fernando, CA – Ms. Herrejon stated that she has been a resident of San Fernando for 14 years who resides directly across the street from the proposed site. She stated that she is not against Single Family Residential properties being created but is more concerned with how they will be used. She indicated that the location in its current state is being used as a halfway home and she stated that she is a strong believer in second chances but doesn't want to see this type of activity in her neighborhood. She stated that the neighborhood is already experiencing traffic and lack of parking with the recently built apartment building. She asked that the commission consider her comments because she doesn't plan on selling her home anytime soon.

Peter Rodriguez – 916 Seventh Street, San Fernando, CA – Mr. Rodriguez stated that he is present tonight to support his neighbors speaking against the project. He stated that he is for new development but that three homes may create additional congestion to the neighborhood. He stated that the commission should recommend that the applicant consider two single family residential developments.

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Terry Telphy – 1117 Library Street, San Fernando, CA – Mr. Telphy asked for clarification with regards to the previous proposal on Maclay Avenue and if the demolition would affect his property which is directly adjacent to the property.

T. Haupt indicated that he should have spoken at the public hearing for the previous case but that he would allow the question and confirmed that the demolition and construction will not affect the properties along Library Street.

Rodolfo Salinas – 1035 N. Macneil Street, San Fernando, CA - (Mr. Salinas wrote a statement that was included as part of the packet (Attachment No. 1)) – Mr. Salinas stated that he has been a resident for the past 35 years and he stated he chose to come to San Fernando. He asked that the Commission help in maintaining the neighborhood with single family residential properties. He stated that he doesn't agree that the commission is going to allow the proposal to take place for the financial benefit of the applicant. He indicated that the single family residential properties should have adequate parking and front yards.

Rudy Salinas – 926 Seventh Street, San Fernando, CA - Mr. Salinas voiced his opposition to the Variance. He stated that San Fernando should be attempting to maintain the small town identity and not allow development to take place that does not meet the minimum requirements for a single family residential zoned property.

Julio Martinez - 927 Seventh Street, San Fernando, CA – Mr. Martinez (the applicant) stated that he grew up in San Fernando and has invested in the City because of the sense of community that the City provides. Mr. Martinez indicated that his proposal has been in review with the city for approximately two years. He stated that his intention is to subdivide the land and build single family residential properties to be sold at fair market value which based on the market analysis that was done recently is somewhere between \$550,000 - \$600,000. He stated that he has heard the concerns of the neighbors but they need to know that he is not here to hurt the city nor to over populate the neighborhood.

Sonia Mariscal – 914 N. Brand Blvd., San Fernando, CA – (Ms. Mariscal wrote an e-mail that was given to the Commission prior to the start of the meeting.) Ms. Mariscal stated that she submitted the written statement since she didn't think she was going to arrive in time however she voiced her opposition to the new development. She indicated that she doesn't have any issues with how the property is currently operating. She indicated that single family residential properties usually have up to five cars per location.

Ciro Slgala – 1018 N. Macneil Street, San Fernando, CA - Mr. Slgala stated that he has been a city resident for 35 years and that he came here from Chicago. He informed the commission that he has approximately 10 more years to pay off his home. He stated that he is concerned with the traffic that this development will bring to the neighborhood. Additionally, he expressed concern with the two-story development and how that will obstruct the natural light to his property.

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COMMISSION COMMENTS

T. Haupt asked staff if there are any plans or conceptual drawing that the commission can see with regards to the proposal.

J. Wong indicated that nothing is being presented since the recommendation is to continue the item.

Subsequent to discussion, Commissioner Y. Mejia moved to continue consideration of Tentative Parcel Map No. 74153, Variance 2017-004, and Site Plan Review 205-020 to the regularly scheduled Planning and Preservation Commission meeting of May 1, 2018. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

PUBLIC HEARING:

Consideration to Recommend approval of the Park & Recreation Master Plan to the City Council – City of San Fernando Department of Recreation & Community Services

STAFF PRESENTATION

Recreation Supervisor Maribel Perez gave the staff presentation with an overview of the plan in a power point presentation created by the consultant, recommending that the Planning and Preservation Commission recommend to the City Council approval of the Park & Recreation Master Plan.

PUBLIC COMMENT

None

COMMISSIONER COMMENT

T. Haupt stated that he would have liked to have received the Master Plan in the packet to review and follow along.

After brief discussion, Chairperson T. Haupt moved to recommend approval to the City Council of the Park & Recreation Master Plan. Seconded by Commissioner Y. Mejia, the motion carried with the following vote:

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

Maribel introduced the new Parks and Recreation Supervisor Julian Venegas.

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STAFF COMMUNICATIONS

J. Wong informed the commission about the 3 or more unit Moratorium and that it will be lapsing tonight and starting on January 18, 2018 the City will be accepting and processing applications for any proposal of 3 units or more. Additionally, he stated that the appeal period for adoption of the SP-5 Corridor Specific Plan is scheduled to lapse and be in full effect on January 19, 2018. He also informed the Commission of the offer and acceptance of the Community Development Director position by Timothy Hou.

COMMISSION COMMENTS

None

PUBLIC STATEMENTS

None

ADJOURNMENT

Chairperson T. Haupt moved to adjourn to the February 6, 2018 regular meeting date. Seconded by Vice-chair A. Durham, the motion carried with the following vote:

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

7:50 P.M.

Jack Wong

Interim Planning Commission Secretary