



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

**APPROVED MINUTES OF THE
OCTOBER 2, 2018 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 at 6:30 p.m. by Alvin Durham

ROLL CALL

The following persons were recorded as present:

PRESENT:

Chairperson Alvin Durham, Commissioners Ivan Gonzalez, Yvonne Mejia, and Aida Montes

ABSENT:

Commissioner Jennifer Perez-Helliwell

ALSO PRESENT

Community Development Director Timothy Hou, Associate Planner Gerardo Marquez, City Attorney Joaquin Vazquez, Finance Director Nick Kimball, Chief of Police Anthony Vairo, Environmental Planning Consultant Marc Blodgett and Community Development Secretary Michelle De Santiago

PLEDGE OF ALLEGIANCE

Led by A. Durham

APPROVAL OF AGENDA

Commissioner Y. Mejia moved to approve the agenda of October 2, 2018, meeting. Seconded by Commissioner I. Gonzalez, the motion carried with the following vote:

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

CONSENT CALENDAR

No Items

CONTINUED BUSINESS

None

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –October 2, 2018

Page 2 of 4

NEW BUSINESS

ITEM 1:

Conditional Use Permit 2018-01 and Site Plan Review 2018-004 – FLP San Fernando LLC, 1900 S. Hamilton Avenue, Suite 200, Gardena, CA 90248 – 510 Park Avenue, San Fernando, CA 91340 – The project consists of a request for the approval of a Conditional Use Permit for the operation of a warehouse and a Site Plan Review for the construction of an approximately 168,676 square foot industrial building which would include approximately 9,500 square feet of office area within the M-1 Limited Industrial Zone. The project site is currently improved with a 17,768 square foot industrial building and is located on the southeastern corner of Park Avenue and Fifth Street.

STAFF PRESENTATION

Associate Planner Gerardo Marquez gave the staff presentation recommending that the Planning and Preservation Commission approve Conditional Use Permit 2018-001 and Site Plan Review 2018-004 for the operation of a warehouse and the construction of a 168,676 square foot industrial building including an approximately 9,500 square feet of office area pursuant to Planning and Preservation Commission Resolution 2018-008 and the Conditions of Approval attached as Exhibit “A” to the resolution.

PUBLIC COMMENT

Marc Blodgett - 2211 Hacienda Blvd., Suite 107, Hacienda Heights, CA – Mr. Blodgett indicated that the initial study included the traffic generation counts for the area. These numbers included the number of daily trips during peak hours in the morning and in the evening hours and that adjustments were made for the oversized truck within a 24 hour period. He also indicated that the proposed project does meet the parking requirements.

Jason Hines – Overton Properties (applicant) – He wanted to thank staff for working with him throughout the entire process leading up to tonight. He stated that he is very excited about the project and he stated that this building can accommodate a variety of users. He indicated that it will be built to suit with the potential for high level of employment for a quality tenant who hopefully will be there long term.

COMMISSION DISCUSSION

Y. Mejia stated that she is excited about the proposed project and that it is rare that a proposal is presented with no tenant in mind. She applauded the applicant for moving forward to create an attractive space for the community.

A. Durham thanked the applicant for providing a complete proposal. He stated that the location has been some what of an eyesore for the past 20 years or more and that this is the kind of quality project that is needed in town.

Subsequent to discussion Commissioner Y. Mejia moved to approved CUP 20018-001 Site Plan Review 2018-004, pursuant to Planning and Preservation Commission Resolution 2018-008, and

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –October 2, 2018

Page 3 of 4

the conditions of approval attached as Exhibit “A” to the Resolution. Seconded by Commissioner I. Gonzalez, the motion carried with the following vote:

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

ITEM 2:

Cannabis Ordinance – City of San Fernando – Citywide – The proposed Code Amendment would amend San Fernando Municipal Code Chapter 22 (Business) and Chapter 106 (Zoning) to prohibit Citywide medicinal and adult use commercial cannabis retail (both storefront dispensaries and non-storefront delivery services) and microbusinesses and to establish regulations and discretionary review process for the allowance of medicinal and adult use commercial cannabis cultivation, distribution, and manufacturing in the M-1 (Limited Industrial) and M-2 (Light Industrial) manufacturing zones, and the Workplace Flex District within the San Fernando Corridors Specific Plan (SP-5) zone, and medicinal and adult use commercial cannabis laboratory testing in the C-1 (Limited Commercial), C-2 (Commercial), and SC (Service Commercial) commercial zones, M-1 (Limited Industrial) and M-2 (Light Industrial) manufacturing zones, and the Maclay, Downtown Workplace Flex, Mixed-Use Corridor and Auto Commercial Districts within the San Fernando Corridor s Specific Plan (SP-5) zone. Businesses would be subject to a 450-foot buffer from day cares, youth centers, and K-12 public and privates schools. Code Amendment No. 2018-002 would also establish regulations for medicinal-only commercial cannabis deliveries made in the City that originate from outside of the City’s boundaries.

STAFF PRESENTATION

Finance Director Nick Kimball gave the staff report in the form of a Powerpoint presentation explaining the different terms, definitions, and the results of a recent survey for allowing Cannabis businesses in the City of San Fernando.

J. Vasquez indicated that there are two types of licenses: Adult Use and Medicinal.

Y. Mejia asked if the City has reached out to any surrounding Police Departments on how allowing these types of businesses have impacted their communities.

A. Vairo stated that he has spoken to a number of Police Chiefs regarding the impacts but the City of Los Angeles has provided valuable information of dealing with non-permitted businesses.

A. Montes asked how the revenues generated by these approved businesses will be used in the City.

PLANNING AND PRESERVATION COMMISSION

Regular Meeting Minutes –October 2, 2018

Page 4 of 4

Staff informed the Commission that by requiring these proposed cannabis businesses to be reviewed and approved by the Commission that the Commission can implement as part of the conditions of approval an in-kind donation to help support a City Program including but not limited to a Youth activity or a City recreational program, or a Dare Officer.

Y. Mejia asked for clarification on the definition of microbusiness.

J. Vasquez explained that microbusiness would consist of a business conducting three of the four categories under one roof. He explained that the presentation at tonight's meeting was to initiate dialogue regarding Cannabis Businesses but that staff would be providing a staff report as well as a draft ordinance for the Planning and Preservation Commission's consideration at the November 7, 2018 meeting.

Subsequent to discussion, Chairperson A. Durham moved to continue Code Amendment 2018-002 to the November 7, 2018 meeting. Seconded by Commissioner A. Montes, the motion carried with the following vote:

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

STAFF COMMUNICATIONS

T. Hou asked the commission for their availability for a Special Meeting in November due to the elections. Additionally he stated that Metro held a community meeting to discuss a new bus line and that City Council has proclaimed the month of October as Planning Month.

COMMISSION COMMENTS

None

ADJOURNMENT

Commissioner Y. Mejia moved to adjourn to Wednesday November 7, 2018. Second by Commissioner A. Montes, the motion carried with the following vote:

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

8:22 P.M.

Timothy Hou

Planning Commission Secretary